Mayor and Common Council
Borough of Flemington

APRIL 27, 2026
7:00 p.m.

Council Meeting Room
Flemington Borough Hall, 38 Park Avenue, Flemington, NJ 08822

I. CALL TO ORDER

II. FLAG SALUTE

III. OPMA STATEMENT

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of April 27, 2026, was included in a list-of-meetings notice sent to the *Courier-News* on January 5, 2026, posted on the bulletin board at Borough Hall on that date, and remained continuously posted as required. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Borough Clerk.

IV. ROLL CALL

Brandon Arias	Council Member
Susan Engelhardt	Council VP
Adrienne Fusaro	Council Member
Beth Herbert	Council Member
Trent Levitt	Council Member
Tony Parker	Council President
Marcia Karrow	Mayor

V. PROCLAMATIONS

1. HONORING MICHAEL GIANNOURIS FOR HIS EAGLE SCOUT SERVICE PROJECT AND DEDICATION TO TROOP 65

2. HONORING JONATHAN HARVEY FOR HIS EAGLE SCOUT SERVICE PROJECT AND DEDICATION TO TROOP 65

VI. MAYOR'S REPORT

VII. COUNCIL MEMBERS REPORTS

VIII. PUBLIC COMMENT - SESSION I

IX. APPROVAL OF MINUTES

Regular Session April 13, 2026

X. CONSENT AGENDA

XI. INTRODUCTION OF ORDINANCES

XII. PUBLIC HEARING

3. ORDINANCE 2026-08 - CALENDAR YEAR 2026 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET COST OF LIVING ALLOWANCE AND TO ESTABLISH A CAP BANK WHEN THE COLA IS EQUAL TO OR LESS THAN 2.5 PERCENT (N.J.S.A. 40A:4-45.14)

4. ORDINANCE 2026-09 - AN ORDINANCE AMENDING 7A (TRAFFIC SCHEDULES) TO REMOVE A HANDICAPPED PARKING SPOT ON SPRING STREET

5. ORDINANCE 2026-10 - AN ORDINANCE AMENDING 3 (POLICE REGULATIONS) TO REGULATE BAMBOO IN THE BOROUGH OF FLEMINGTON

6. ORDINANCE 2026-11 - AN ORDINANCE AMENDING SECTION 1404 (ESTABLISHMENT OF THE HISTORIC PRESERVATION COMMISSION) OF CHAPTER 14 (PLANNING BOARD AND HISTORIC PRESERVATION COMMISSION) AND SECTION 1631 (HISTORIC DISTRICT REVIEW ORDINANCE) OF CHAPTER 16 (DESIGN AND PERFORMANCE STANDARDS) OF THE MUNICIPAL CODE OF THE BOROUGH OF FLEMINGTON TO COMPLY WITH THE REQUIREMENTS OF THE CERTIFIED LOCAL GOVERNMENT (CLG) PROGRAM

XIII. REGULAR AGENDA

7. RESOLUTION 2026 -85 - RESOLUTION APPOINTING SETH CALANDRO AS PART-TIME LIBRARY ASSISTANT AT THE FLEMINGTON PUBLIC LIBRARY

8. RESOLUTION 2026-86 - RESOLUTION AUTHORIZING THE PURCHASE OF A USED 2004 CHEVROLET TAHOE FOR THE OFFICE OF EMERGENCY MANAGEMENT

9. RESOLUTION 2026-87- RESOLUTION AUTHORIZING THE CLOSURE OF MAIN STREET AND COURT STREET FOR THE UNION HOTEL PROJECT ON MAY 11, 2026

10. RESOLUTION 2026-88- RESOLUTION AWARDING THE FLEMINGTON LIBRARY ELEVATOR REPAIR CONTRACT TO UPLIFT ELEVATOR COMPANY, LLC, NTE $8,258.00

11. RESOLUTION 2026-89 - Resolution to award the Base Bid for 200 Main Street ADA and Sign Improvement Project to Donald Baker Mason Contractors, Inc.1070 US Route 22 Lebanon, New Jersy 08833 in the amount of $131,306.30 Borough of Flemington Hunterdon County, New Jersey

XIV. WORKSESSION

XV. PUBLIC COMMENT - SESSION II

XVI. PAYMENT OF BILLS

AUTHORIZING PAYMENT OF BILLS IN THE AMOUNT OF $896,486.20

XVII. EXECUTIVE SESSION

for Any Other Applicable Matter Identified During the Regular Meeting (Action May Be Taken)

XVIII. ADJOURNMENT

ORDINANCE NO. 2026-08

CALENDAR YEAR 2026 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET COST OF LIVING ALLOWANCE AND TO ESTABLISH A CAP BANK WHEN THE COLA IS EQUAL TO OR LESS THAN 2.5 PERCENT (N.J.S.A. 40A:4-45.14)

WHEREAS, the Local Government Cap Law, N.J.S. A. 40A:4-45.1 *et seq.,* provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2.5% or the Cost-of-Living Adjustment (COLA), whichever is less, over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A:4-45.14 provides that a municipality may, in any year in which the COLA is equal to or less than 2.5% increase its final appropriations by a percentage greater than the COLA, but not to exceed the 3.5% rate as specified in the law, when authorized by ordinance; and,

WHEREAS, the COLA for 2024 has been certified by the Director of the Division of Local Government Services in the Department of Community Affairs as 2.5% and,

WHEREAS, N.J.S.A. 40A:4-45.15a provides that a municipality may, in any year in which the COLA is equal to or less than 2.5%, may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Borough Council of the Borough of Flemington in the County of Hunterdon finds it advisable and necessary to increase its 2026 budget by more than 2.50% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Borough Council hereby determines that a 3.5% increase in the budget for said year, amounting to $60,118.69 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Borough Council of the Borough of Flemington, in the County of Hunterdon, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the 2026 budget year, the final appropriations of the Borough of Flemington shall, in accordance with this ordinance and N. J.S.A. 40A:4-45.14, be increased by 3.5% amounting to $180,356.06 and that the 2026 municipal budget for the Borough of Flemington be approved and adopted in accordance with this ordinance.

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

Introduced: April 13, 2026

Adopted:

ATTEST:

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Marcia A. Karrow, Mayor

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Carla Conner, Borough Clerk

ORDINANCE NO. 2026-09

AN ORDINANCE AMENDING 7A (TRAFFIC SCHEDULES) TO REMOVE A HANDICAPPED PARKING SPOT ON SPRING STREET

WHEREAS, traffic and parking regulations for the Borough of Flemington are contained in Chapter 7A and Chapter 7 of the municipal code thereof; and

WHEREAS, the Borough Council wishes to remove a handicapped parking space designation on Spring Street as resident utilizing the space has relocated;

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.
Park Avenue	West	From a point 49 feet north of the northerly curbline of

Schedule XII, Parking Restricted for Use by Handicapped Persons		
Name of Street	**Sides**	**Location**
[Ord. No. 2017-12; amended 7-8-2019 by Ord. No. 2019-15]]		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.

Introduced: April 13, 2026

Adopted:

ATTEST:

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Marcia A. Karrow, Mayor

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Carla Conner, Borough Clerk

ORDINANCE NO. 2026-10

AN ORDINANCE AMENDING 3 (POLICE REGULATIONS) TO REGULATE BAMBOO IN THE BOROUGH OF FLEMINGTON

WHEREAS, the is a need to control the planting, cultivating, and/or growing of bamboo in the Borough of Flemington and to require barriers to prevent the spread of existing bamboo into other areas of the Borough; and

WHEREAS, the Borough Council wishes to remove adopt an ordinance to effectuate the control of bamboo plantings in the Borough.

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 3 shall be amended as follows:

SECTION I.

Section 3-29 is hereby created in Chapter 3 of the municipal code of the Borough of Flemington and shall be entitled "Regulation of Bamboo."

SECTION II.

Section 3-29.1 is hereby created and shall be entitled "Purpose" and shall contain the following text (all text novel):

This article is adopted to control the planting, cultivating and/or growing of bamboo in the Borough of Flemington and to require barriers to prevent the spread of existing bamboo into other areas of the Borough.

SECTION III.

Section 3-29.2 is hereby created and shall be entitled "Purpose" and shall contain the following text (all text novel):

Subject to certain exemptions set forth in this Section, no persons, residents, citizens, property owners and/or tenants of property within the Borough shall plant, cultivate, or cause to grow, any bamboo on any lot and/or parcel of ground anywhere within the geographic boundaries of the Borough of Flemington, except for:

A. Where the root system of such bamboo plant(s) is/are entirely contained within an above-ground-level planter, barrel, or other vessel of such design, material and location as to entirely prevent the spread of growth of the bamboo plants' root system beyond the container in which they are planted.

B. Whether planted or growing in a container, as described herein, all bamboo plants shall be located, trimmed and maintained so that no part of the plant shall be closer than 15

feet to any property line and shall not be permitted whatsoever in the front yard area of any property.

SECTION IV.

Section 3-29.3 is hereby created and shall be entitled "Exemption" and shall contain the following text (all text novel):

This article shall not apply to any landowner or possessor of said land who, prior to the effective date of this article, has planted or caused to grow any bamboo on any property within Borough limits unless the Code Enforcement Officer determines on their own, or upon complaint from any abutting or nearby property owner, that any portion of such bamboo has been allowed to grow upon, extend roots across, or extend branches, stalks or leaves over any public way or any private property not owned by or in the possession of such landowner or any possessor of said land. If such occurs, the provisions of Section 3-29.4 herein shall apply.

SECTION V.

Section 3-29.4 is hereby created and shall be entitled "Complaint notice; Order for Removal and Compliance" and shall contain the following text (all text novel):

Whenever a complaint is received by the Borough regarding the encroachment of any bamboo plant or root, or whenever the Borough, on its own observations and inspections, determines that there is an encroachment of bamboo plants or roots onto the property of another landowner, or tenant in possession of the property, or both, the Borough shall cause notice to be served and the following actions to occur:

A. The notice shall be mailed by certified mail, return receipt requested, properly addressed and with sufficient postage, and also by first class mail. Notice by certified mail and by first class mail shall be deemed complete on the date of dispatch.

B. The notice shall specify the general nature of the violation(s).

C. The notice shall state that the violation(s) must be corrected within 20 calendar days from the date of dispatch of such notice.

D. The notice shall state specifically what must be done by the responsible party to correct the violation(s).

SECTION VI.

Section 3-29.5 is hereby created and shall be entitled "Violations and Penalties" and shall contain the following text (all text novel):

A person deemed to have violated any provisions of this article shall be fined as outlined in Section 9B-5 of the municipal code of the Borough of Flemington.

If the violation is not remedied within the time set forth in the aforesaid notice, the provisions of Section 9B-4 of the municipal code of the Borough of Flemington shall apply.

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 reason, 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: April 13, 2026

Adopted:

ATTEST:

_____

Marcia A. Karrow, Mayor

_____

Carla Conner, Borough Clerk

ORDINANCE NO. 2026-11

AN ORDINANCE AMENDING SECTION 1404 (ESTABLISHMENT OF THE HISTORIC PRESERVATION COMMISSION) OF CHAPTE 14 (PLANNING BOARD AND HISTORIC PRESERVATION COMMISSION) AND SECTION 1631 (HISTORIC DISTRICT REVIEW ORDINANCE) OF CHAPTER 16 (DESIGN AND PERFORMANCE STANDARDS) OF THE MUNICIPAL CODE OF THE BOROUGH OF FLEMINGTON TO COMPLY WITH THE REQUIREMENTS OF THE CERTIFIED LOCAL GOVERNMENT (CLG) PROGRAM

WHEREAS, the Borough of Flemington recognizes the importance of preserving its historic resources as part of its heritage and character; and

WHEREAS, the New Jersey Historic Preservation Office has provided recommendations to align the Borough's Historic Preservation Ordinance with the standards of the Certified Local Government (CLG) Program; and

WHEREAS, the Borough seeks to maintain its CLG status to remain eligible for preservation grants, technical assistance, and participation in the statewide historic preservation network;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Flemington, the County of Hunterdon, that the Historic Preservation Ordinance of the Borough of Flemington is hereby amended and supplemented as follows:

SECTION I.

Section 1404(K) is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added):

K. Role of the HPC **and Procedures for Review of Applications**.

1. For applications **for a Certificate of Appropriateness from the HPC** that would otherwise not require Planning Board review, the ~~Zoning Officer~~ **Administrative Officer and/or the Chair of the HPC shall review the application for completeness. Once deemed complete, the Administrative Officer and/or the Chair of the HPC** shall refer the application to the HPC for a written report on the application **for a Certificate of Appropriateness** in accordance with Borough Code § 1631 and its compliance with the Borough's Historic District regulations. **The HPC Chair shall prepare a Certificate of Appropriateness or a denial, which** ~~This report~~ shall be submitted to the ~~Zoning Officer~~ **Administrative Officer,** who shall **then** issue **the** ~~a written approval~~ **Certificate of Appropriateness** or denial based on the HPC report, pursuant to N.J.S.A. 40:55D-111. The **Certificate of Appropriateness or denial** ~~report~~ of the HPC shall also be provided to the applicant, **Zoning Officer,** and the Planning Board. The report shall be sent to the **applicant,** Zoning Officer**, and Planning Board** within 45 days of the referral to the HPC. Failure of HPC to report within the forty-five-day period shall constitute a determination that the application is consistent with the Historic District regulations and that no condition on the issuance of the permit shall be imposed.

2. For applications that require Planning Board review based on provisions of the Borough Land Development Ordinance, **once deemed complete by the Planning Board administrative staff,** the application **for a Certificate of Appropriateness** shall be

referred to the HPC for a written report on the application in accordance with Borough Code § 1631 and its compliance with the Borough's Historic District regulations. This report shall be submitted to the Planning Board, which shall issue a written approval or denial as required by the Municipal Land Use Law ("MLUL"), which may or may not incorporate the recommendations of the Historic Preservation Commission ("HPC") taking into account the HPC report and recommendations, pursuant to N.J.S.A. 40:55D. The report of the HPC shall be sent to the Planning Board, Zoning Officer, and applicant within 45 days of the referral to the HPC ~~or prior to the scheduled public hearing before the Board on the matter, whichever is sooner~~. Failure of the HPC to report shall constitute a determination that the application is consistent with the Historic District regulations and that no condition shall be imposed on the issuance of any approval.

3. An applicant may appeal any determination of the ~~Zoning Officer~~ **Historic Preservation Commission** to the Borough Planning Board. Said appeal shall occur within 45 days of the final determination by the ~~Zoning Officer~~ HPC.

4. ~~**Applications for a Certificate of Appropriateness are available at Borough Hall or from the Borough's website.**~~

SECTION II.

Section 1631 is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added; ellipses indicate omitted and unamended portions):

A. Introduction. The requirements of this Historic District Review Ordinance shall apply to all development, including new construction, repair, renovation, alteration, reconstruction, demolition, relocation, and additions to existing buildings, structures, real property, natural objects or configurations or any portion or group of the foregoing which are located in the Flemington Borough Historic District, or specifically identified as historic sites within the Historic Preservation Plan of the Master Plan pursuant to N.J.S.A. 40:55D-28b(10). These requirements do not apply to normal maintenance (including in-kind repair of existing building features, repainting of existing color schemes, in-kind repair of an existing roof, etc.). **Minor work, such as repainting different colors that are appropriate for the period of the structure, etc., can receive administrative review and approval by the Chair of the HPC.** Prior to construction or alteration of buildings or structures in the Historic District, an Application for Review **and a Certificate of Appropriateness** by the ~~Flemington Historic Preservation Commission~~ **HPC** must be submitted to the ~~Flemington Historic Preservation Commission~~ **HPC**, and the project must be reviewed at one of the Commission's regularly scheduled meetings. See Chapter 14 **Section K** of the Flemington Borough Land Development Ordinance for additional information regarding project review.

1. Definitions. In addition to the definitions set forth in Borough Code § 1201, the following definitions apply as used in Borough Code §§ 1404, 1405 and 1631. Such definitions shall only apply in such Borough Code sections and shall not be applicable in any other section of the Borough Code:

...

ADMINISTRATIVE OFFICER
For the purposes of this section, the Zoning Officer, secretary to the Zoning Officer, or some other Borough employee designated by Borough Council who shall issue Certificates of Appropriateness upon review and approval by the Flemington Historic Preservation Commission.

...

APPLICATION
A request to the Commission made pursuant to this ordinance for the purposes of obtaining approval **for a Certificate of Appropriateness** or other action by the Commission hereunder specified.
...

CERTIFICATE OF APPROPRIATENESS
The official document issued by the Historic Preservation Commission approving the application for permission to renovate, rehabilitate, preserve, restore, construct, erect, demolish, relocate, reconstruct, or alter any structure designated by the authority of this regulation.
...

CONTEMPORARY
Any buildings, structures, sites, objects, or improvements in an historic district which date from a later period **than the Period of Significance** but possess some architectural importance and/or visually contribute to the cohesiveness of the district's streetscapes.
...

HISTORIC
Having historical, cultural, architectural, ~~archaeological~~, economic, social, or other significance as defined by the provisions of this ordinance.
...

HISTORIC DISTRICT RESOURCES
Those resources classified as either significant, contributing, or noncontributing, which are defined as follows:

a. SIGNIFICANT
Any buildings, structures, sites, objects or improvements which, due to **their architectural or other historical** significance, would individually qualify for **individual** historic **designation** ~~landmark status~~;
b. CONTRIBUTING
Any buildings, structures, sites, objects or improvements on the site which are integral components, either because they date from a time period which makes them historically significant or because they represent an architectural type, period or method which is historically significant:
c. NONCONTRIBUTING
Any building, structure, site, object or improvement on the site which do not have significant historical value because they neither date from a time period nor represent an architectural type, period or method which is historically significant.
...

HISTORIC SITE
Any building, structure, site, landscape, object or improvement determined to be of historical, ~~archeological~~, cultural, scenic or architectural significance in accordance with the provisions of this ordinance.

...

PERIOD OF SIGNIFICANCE
The span of time when a property was associated with important events, activities, people or particular architectural styles or significant works of architecture. It's used to evaluate the historic significance of a property and to determine its relative importance to changes over time. For Flemington, the Period of Significance is from the first European settlement in the early 18th century until 1934, which coincides with the Great Depression and the Lindbergh Kidnapping Trial at the Hunterdon County Courthouse.

...

SITE
The location of a significant event, a prehistoric or historic occupation or activity, a building or structure, or a burial ground or cemetery, whether standing, ruined or vanished, where the location itself possesses historical~~,~~ **or** cultural ~~or archaeological~~ value regardless of the value of any existing structure.

B. The purposes of the Historic District Review Ordinance include:

1. Safeguarding the heritage of Flemington Borough by preserving its historical, cultural, social, economic and architectural resources;

2. Encouraging the continued use of historic buildings, structures and sites and to facilitate their appropriate re-use;

3. Maintaining and developing a harmonious setting for the historically significant buildings, structures, sites, objects and District;

4. ~~Preventing~~ **Avoiding wherever possible** the unnecessary demolition or relocation of historic resources;

5. ~~Preventing~~ **Avoiding wherever possible** new construction or development which is not in keeping with or that negatively impacts the ambience and character of the Historic District;

6. Encouraging the proper maintenance, per the Borough's existing Property Maintenance Code Chapter 9B, and preservation of buildings, structures and sites within the Historic District so as to promote Flemington Borough as an attractive area to live, work and visit;

7. Protecting and enhancing property values;

8. Promoting civic pride in and appreciation of Flemington Borough's historic resources for the education, pleasure and welfare of its citizens and visitors; and

9. Fostering beautification and private reinvestment.

C. General Guidelines. The following guidelines shall be utilized by the HPC in reviewing and making recommendations pursuant to and subject to the limitations of Borough Code § 1404K2.

...

2. Procedures for review by the Flemington Historic Preservation Commission are contained within Chapter 14 **Section K** of the Flemington Borough Land Development Ordinance.

...

21. ~~Emergency reviews of applications to the Historic Preservation Commission may be requested for construction or repair work that is required to be undertaken before the next scheduled meeting of the Historic Preservation Commission. The applicant shall notify the Historic Preservation Commission and request an emergency review, and the Historic Preservation Commission shall determine if an emergency review is required and the format of the review. Any work done by the applicant prior to formal approval by the Historic Preservation Commission shall be at the sole risk of the applicant~~ **Emergency Review Procedures**

a. In the event an applicant requires an emergency review, the applicant shall pay all fees incurred by the **HPC** ~~Commission~~ to properly advertise an emergency meeting of the **HPC** ~~Commission~~. **When a structure or improvement requires immediate repair to preserve the continued habitability of the structure and/or the health and safety of its occupants or others, emergency repairs may be performed in accordance with any applicable building code without first obtaining a certificate of approval. Under such circumstances, the repairs performed shall be only those necessary to protect the immediate health and safety of the occupants of the structure or others and/or to maintain the habitability of the structure. Where feasible, temporary measures to prevent further damage should be used, provided these measures are reversible without damage to the structure.**

b. **The property owner shall make a request for the HPC review simultaneously with the onset of emergency work. The request shall be made to the Administrative Officer and the Chair of the HPC, or in their absence, the Vice Chair. Such emergency work shall be permitted only if the Chair of the HPC, or in his absence, the Vice Chair, certifies the immediate necessity for such permit issuance. Upon notice to the full commission by telephone, personal contact or other appropriate means of communication, at least three members of the HPC shall convene as soon as possible, and such convening members shall proceed to review the certificate of approval application as provided for in this chapter. The HPC shall conduct the emergency meeting in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-9. Subsequent to such review, a certificate of approval may be issued upon a majority vote of the members convened.**

c. **No work other than the emergency repairs shall be performed on the structure until an appropriate request for approval is made and approval is obtained from the HPC after referral of the request by the Chair of the HPC, or in his absence, the Vice Chair.**

...

E. Facade Treatment. The following guidelines shall be utilized by the HPC in reviewing and making recommendations pursuant to and subject to the limitations of Borough Code §

1404K2.

1. The Flemington Historic Preservation Commission is ~~particularly~~ concerned with elevations of buildings that are visible from public ways. Rear and side elevations **are not reviewed by the HPC unless visible from public ways** ~~will have greater flexibility in terms of design and materials~~.

...

G. Demolition. The following guidelines shall be utilized by the HPC in reviewing and making recommendations pursuant to and subject to the limitations of Borough Code § 1404K2.

1. The integrity of historic districts depends on the preservation and retention in situ of the original historic structures. Therefore, the review of applications for the demolition or partial demolition of any structure within the Flemington Historic District will be undertaken with the greatest care. The demolition or partial demolition of any structure deemed Contributing or Significant in the Historic District is ~~not permitted~~ **strongly discouraged**, except when public health or safety is at risk, as certified by a licensed structural engineer, or there are other reasons deemed to be crucial for the future development and prosperity of the Borough consistent with the Borough's Master Plan, adopted redevelopment plan, or other adopted economic planning and policy documents.

....

H. Relocation within Flemington Borough.

1. The integrity of historic districts depends on the preservation and retention in situ of the original historic structures. Therefore, the review of applications for the relocation of any structure currently located within the Flemington Historic District to a location outside of the District will be undertaken with the greatest care. The relocation of any structure deemed Contributing or Significant in the Historic District is generally not permitted, except when public health and safety is at risk ~~not permitted~~ **strongly discouraged, except when public health and safety is at risk.**

...

I. Relocation within Flemington Borough.

1. The integrity of historic districts depends on the preservation and retention in situ of the original historic structures. Therefore, the review of applications for the relocation of any structure currently within the Flemington Historic District to another location within the District will be undertaken with the greatest care. The relocation of any structure deemed Contributing or Significant in the Historic District is **strongly discouraged** ~~not permitted~~.

....

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

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

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

Introduced: April 13, 2026

Adopted:

ATTEST:

_____

Marcia A. Karrow, Mayor

_____

Carla Conner, Borough Clerk

ORDINANCE NO. 2026-11

AN ORDINANCE AMENDING SECTION 1404 (ESTABLISHMENT OF THE HISTORIC PRESERVATION COMMISSION) OF CHAPTER 14 (PLANNING BOARD AND HISTORIC PRESERVATION COMMISSION) AND SECTION 1631 (HISTORIC DISTRICT REVIEW ORDINANCE) OF CHAPTER 16 (DESIGN AND PERFORMANCE STANDARDS) OF THE MUNICIPAL CODE OF THE BOROUGH OF FLEMINGTON TO COMPLY WITH THE REQUIREMENTS OF THE CERTIFIED LOCAL GOVERNMENT (CLG) PROGRAM

WHEREAS, the Borough of Flemington recognizes the importance of preserving its historic resources as part of its heritage and character; and

WHEREAS, the New Jersey Historic Preservation Office has provided recommendations to align the Borough's Historic Preservation Ordinance with the standards of the Certified Local Government (CLG) Program; and

WHEREAS, the Borough seeks to maintain its CLG status to remain eligible for preservation grants, technical assistance, and participation in the statewide historic preservation network;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Flemington, the County of Hunterdon, that the Historic Preservation Ordinance of the Borough of Flemington is hereby amended and supplemented as follows:

SECTION I.

Section 1404(K) is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added):

K. Role of the HPC **and Procedures for Review of Applications**.

1. For applications **for a Certificate of Appropriateness from the HPC** that would otherwise not require Planning Board review, the ~~Zoning Officer~~ **Administrative Officer and/or the Chair of the HPC shall review the application for completeness. Once deemed complete, the Administrative Officer and/or the Chair of the HPC** shall refer the application to the HPC for a written report on the application **for a Certificate of Appropriateness** in accordance with Borough Code § 1631 and its compliance with the Borough's Historic District regulations. **The HPC Chair shall prepare a Certificate of Appropriateness or a denial, which** ~~This report~~ shall be submitted to the ~~Zoning Officer~~ **Administrative Officer,** who shall **then** issue **the** ~~a written approval~~ **Certificate of Appropriateness** or denial based on the HPC report, pursuant to N.J.S.A. 40:55D-111. The **Certificate of Appropriateness or denial** ~~report~~ of the HPC shall also be provided to the applicant, **Zoning Officer,** and the Planning Board. The report shall be sent to the **applicant,** Zoning Officer**, and Planning Board** within 45 days of the referral to the HPC. Failure of HPC to report within the forty-five-day period shall constitute a determination that the application is consistent with the Historic District regulations and that no condition on the issuance of the permit shall be imposed.

2. For applications that require Planning Board review based on provisions of the Borough Land Development Ordinance, **once deemed complete by the Planning Board administrative staff,** the application **for a Certificate of Appropriateness** shall be

referred to the HPC for a written report on the application in accordance with Borough Code § 1631 and its compliance with the Borough's Historic District regulations. This report shall be submitted to the Planning Board, which shall issue a written approval or denial as required by the Municipal Land Use Law ("MLUL"), which may or may not incorporate the recommendations of the Historic Preservation Commission ("HPC") taking into account the HPC report and recommendations, pursuant to N.J.S.A. 40:55D. The report of the HPC shall be sent to the Planning Board, Zoning Officer, and applicant within 45 days of the referral to the HPC ~~or prior to the scheduled public hearing before the Board on the matter, whichever is sooner~~. Failure of the HPC to report shall constitute a determination that the application is consistent with the Historic District regulations and that no condition shall be imposed on the issuance of any approval.

3. An applicant may appeal any determination of the ~~Zoning Officer~~ **Historic Preservation Commission** to the Borough Planning Board. Said appeal shall occur within 45 days of the final determination by the ~~Zoning Officer~~ HPC.

4. **Applications for a Certificate of Appropriateness are available at Borough Hall or from the Borough's website.**

SECTION II.

Section 1631 is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added; ellipses indicate omitted and unamended portions):

A. Introduction. The requirements of this Historic District Review Ordinance shall apply to all development, including new construction, repair, renovation, alteration, reconstruction, demolition, relocation, and additions to existing buildings, structures, real property, natural objects or configurations or any portion or group of the foregoing which are located in the Flemington Borough Historic District, or specifically identified as historic sites within the Historic Preservation Plan of the Master Plan pursuant to N.J.S.A. 40:55D-28b(10). These requirements do not apply to normal maintenance (including in-kind repair of existing building features, repainting of existing color schemes, in-kind repair of an existing roof, etc.). **Minor work, such as repainting different colors that are appropriate for the period of the structure, etc., can receive administrative review and approval by the Chair of the HPC.** Prior to construction or alteration of buildings or structures in the Historic District, an Application for Review **and a Certificate of Appropriateness** by the ~~Flemington Historic Preservation Commission~~ **HPC** must be submitted to the ~~Flemington Historic Preservation Commission~~ **HPC**, and the project must be reviewed at one of the Commission's regularly scheduled meetings. See Chapter 14 **Section K** of the Flemington Borough Land Development Ordinance for additional information regarding project review.

1. Definitions. In addition to the definitions set forth in Borough Code § 1201, the following definitions apply as used in Borough Code §§ 1404, 1405 and 1631. Such definitions shall only apply in such Borough Code sections and shall not be applicable in any other section of the Borough Code:

...

ADMINISTRATIVE OFFICER
For the purposes of this section, the Zoning Officer, secretary to the Zoning Officer, or some other Borough employee designated by Borough Council who shall issue Certificates of Appropriateness upon review and approval by the Flemington Historic Preservation Commission.

...

APPLICATION
A request to the Commission made pursuant to this ordinance for the purposes of obtaining approval **for a Certificate of Appropriateness** or other action by the Commission hereunder specified.
...

CERTIFICATE OF APPROPRIATENESS
The official document issued by the Historic Preservation Commission approving the application for permission to renovate, rehabilitate, preserve, restore, construct, erect, demolish, relocate, reconstruct, or alter any structure designated by the authority of this regulation.
...

CONTEMPORARY
Any buildings, structures, sites, objects, or improvements in an historic district which date from a later period **than the Period of Significance** but possess some architectural importance and/or visually contribute to the cohesiveness of the district's streetscapes.
...

HISTORIC
Having historical, cultural, architectural, ~~archaeological~~, economic, social, or other significance as defined by the provisions of this ordinance.
...

HISTORIC DISTRICT RESOURCES
Those resources classified as either significant, contributing, or noncontributing, which are defined as follows:

a. SIGNIFICANT
Any buildings, structures, sites, objects or improvements which, due to **their architectural or other historical** significance, would individually qualify for **individual** historic **designation** ~~landmark status~~;
b. CONTRIBUTING
Any buildings, structures, sites, objects or improvements on the site which are integral components, either because they date from a time period which makes them historically significant or because they represent an architectural type, period or method which is historically significant:
c. NONCONTRIBUTING
Any building, structure, site, object or improvement on the site which do not have significant historical value because they neither date from a time period nor represent an architectural type, period or method which is historically significant.
...

HISTORIC SITE
Any building, structure, site, landscape, object or improvement determined to be of historical, ~~archeological~~, cultural, scenic or architectural significance in accordance with the provisions of this ordinance.

...

PERIOD OF SIGNIFICANCE
The span of time when a property was associated with important events, activities, people or particular architectural styles or significant works of architecture. It's used to evaluate the historic significance of a property and to determine its relative importance to changes over time. For Flemington, the Period of Significance is from the first European settlement in the early 18th century until 1934, which coincides with the Great Depression and the Lindbergh Kidnapping Trial at the Hunterdon County Courthouse.

...

SITE
The location of a significant event, a prehistoric or historic occupation or activity, a building or structure, or a burial ground or cemetery, whether standing, ruined or vanished, where the location itself possesses historical~~,~~ **or** cultural ~~or archaeological~~ value regardless of the value of any existing structure.

B. The purposes of the Historic District Review Ordinance include:

1. Safeguarding the heritage of Flemington Borough by preserving its historical, cultural, social, economic and architectural resources;

2. Encouraging the continued use of historic buildings, structures and sites and to facilitate their appropriate re-use;

3. Maintaining and developing a harmonious setting for the historically significant buildings, structures, sites, objects and District;

4. ~~Preventing~~ **Avoiding wherever possible** the unnecessary demolition or relocation of historic resources;

5. ~~Preventing~~ **Avoiding wherever possible** new construction or development which is not in keeping with or that negatively impacts the ambience and character of the Historic District;

6. Encouraging the proper maintenance, per the Borough's existing Property Maintenance Code Chapter 9B, and preservation of buildings, structures and sites within the Historic District so as to promote Flemington Borough as an attractive area to live, work and visit;

7. Protecting and enhancing property values;

8. Promoting civic pride in and appreciation of Flemington Borough's historic resources for the education, pleasure and welfare of its citizens and visitors; and

9. Fostering beautification and private reinvestment.

C. General Guidelines. The following guidelines shall be utilized by the HPC in reviewing and making recommendations pursuant to and subject to the limitations of Borough Code § 1404K2.

...

2. Procedures for review by the Flemington Historic Preservation Commission are contained within Chapter 14 **Section K** of the Flemington Borough Land Development Ordinance.

...

21. ~~Emergency reviews of applications to the Historic Preservation Commission may be requested for construction or repair work that is required to be undertaken before the next scheduled meeting of the Historic Preservation Commission. The applicant shall notify the Historic Preservation Commission and request an emergency review, and the Historic Preservation Commission shall determine if an emergency review is required and the format of the review. Any work done by the applicant prior to formal approval by the Historic Preservation Commission shall be at the sole risk of the applicant~~ **Emergency Review Procedures**

a. In the event an applicant requires an emergency review, the applicant shall pay all fees incurred by the **HPC** ~~Commission~~ to properly advertise an emergency meeting of the **HPC** ~~Commission~~. **When a structure or improvement requires immediate repair to preserve the continued habitability of the structure and/or the health and safety of its occupants or others, emergency repairs may be performed in accordance with any applicable building code without first obtaining a certificate of approval. Under such circumstances, the repairs performed shall be only those necessary to protect the immediate health and safety of the occupants of the structure or others and/or to maintain the habitability of the structure. Where feasible, temporary measures to prevent further damage should be used, provided these measures are reversible without damage to the structure.**

b. **The property owner shall make a request for the HPC review simultaneously with the onset of emergency work. The request shall be made to the Administrative Officer and the Chair of the HPC, or in their absence, the Vice Chair. Such emergency work shall be permitted only if the Chair of the HPC, or in his absence, the Vice Chair, certifies the immediate necessity for such permit issuance. Upon notice to the full commission by telephone, personal contact or other appropriate means of communication, at least three members of the HPC shall convene as soon as possible, and such convening members shall proceed to review the certificate of approval application as provided for in this chapter. The HPC shall conduct the emergency meeting in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-9. Subsequent to such review, a certificate of approval may be issued upon a majority vote of the members convened.**

c. **No work other than the emergency repairs shall be performed on the structure until an appropriate request for approval is made and approval is obtained from the HPC after referral of the request by the Chair of the HPC, or in his absence, the Vice Chair.**

...

E. Facade Treatment. The following guidelines shall be utilized by the HPC in reviewing and making recommendations pursuant to and subject to the limitations of Borough Code §

1404K2.

1. The Flemington Historic Preservation Commission is ~~particularly~~ concerned with elevations of buildings that are visible from public ways. Rear and side elevations **are not reviewed by the HPC unless visible from public ways** ~~will have greater flexibility in terms of design and materials~~.

...

G. Demolition. The following guidelines shall be utilized by the HPC in reviewing and making recommendations pursuant to and subject to the limitations of Borough Code § 1404K2.

1. The integrity of historic districts depends on the preservation and retention in situ of the original historic structures. Therefore, the review of applications for the demolition or partial demolition of any structure within the Flemington Historic District will be undertaken with the greatest care. The demolition or partial demolition of any structure deemed Contributing or Significant in the Historic District is ~~not permitted~~ **strongly discouraged**, except when public health or safety is at risk, as certified by a licensed structural engineer, or there are other reasons deemed to be crucial for the future development and prosperity of the Borough consistent with the Borough's Master Plan, adopted redevelopment plan, or other adopted economic planning and policy documents.

....

H. Relocation within Flemington Borough.

1. The integrity of historic districts depends on the preservation and retention in situ of the original historic structures. Therefore, the review of applications for the relocation of any structure currently located within the Flemington Historic District to a location outside of the District will be undertaken with the greatest care. The relocation of any structure deemed Contributing or Significant in the Historic District is generally not permitted, except when public health and safety is at risk ~~not permitted~~ **strongly discouraged, except when public health and safety is at risk.**

...

I. Relocation within Flemington Borough.

1. The integrity of historic districts depends on the preservation and retention in situ of the original historic structures. Therefore, the review of applications for the relocation of any structure currently within the Flemington Historic District to another location within the District will be undertaken with the greatest care. The relocation of any structure deemed Contributing or Significant in the Historic District is **strongly discouraged** ~~not permitted~~.

....

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

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

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

Introduced: April 13, 2026

Adopted:

ATTEST:

_____

Marcia A. Karrow, Mayor

_____

Carla Conner, Borough Clerk

RESOLUTION #2026-85

RESOLUTION APPOINTING SETH CALANDRO 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 Seth Calandro to the part-time position effective immediately.

THEREFORE, BE IT RESOLVED, that the Mayor and Council accepts Resolution #2026-08 from the Flemington Free Public Library appointing Seth Calandro as the part-time Library Assistant.

THEREFORE, BE IT RESOLVED, that Seth Calandro be appointed to the part-time Library Assistant position effective immediately for an hourly rate of $16.48.

Adopted: April 27, 2026

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 27th day of April, 2026.

_____

Carla Conner, Borough Clerk

RESOLUTION #2026-86

RESOLUTION AUTHORIZING THE PURCHASE OF A USED 2004 CHEVROLET TAHOE FOR THE OFFICE OF EMERGENCY MANAGEMENT

WHEREAS, the Borough of Flemington Office of Emergency Management (OEM) has identified a need for an additional dedicated Emergency Response vehicle to support Municipal emergency operations; and

WHEREAS, Emergency Vehicle Rentals & Remounts, LLC (EVR), located at 12 Minneakoning Road, Suite 105A, Flemington, New Jersey, has offered for sale a used 2004 Chevrolet Tahoe, VIN 1GNEK13V34J259344; and

WHEREAS, the vehicle includes the removal of existing graphics and installation of door shields and a non-reflective stripe, and is suitable for OEM emergency response purposes; and

WHEREAS, the total cost of said vehicle is six thousand dollars ($6,000.00); and

WHEREAS, funds for this purchase are available in the 2026 Office of Emergency Management budget; and

WHEREAS, the purchase of this vehicle will enhance the Borough's emergency response capabilities and allow for more efficient deployment of OEM and CERT resources.

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

1. The Borough Council hereby authorizes the purchase of one (1) used 2004 Chevrolet Tahoe, VIN 1GNEK13V34J259344, from Emergency Vehicle Rentals & Remounts, LLC, in the amount of $6,000.00.

2. The Chief Financial Officer is hereby authorized to certify the availability of funds and process payment in accordance with applicable municipal procedures.

3. The Office of Emergency Management is authorized to take possession of the vehicle and place it into service for emergency response operations.

4. All appropriate Borough officials are hereby authorized to execute any and all documents necessary to effectuate this purchase.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon adoption.

Adopted: April 27, 2026

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 27th day of April 2026.

_____

Carla Conner, Borough Clerk

RESOLUTION #2026-87

RESOLUTION AUTHORIZING THE CLOSURE OF MAIN STREET AND COURT STREET FOR THE UNION HOTEL PROJECT ON MAY 11, 2026

WHEREAS, the Union Hotel project is in need of closing Main Steet and Court Street effective Monday, May 11, 2026, and will be closed for approximately one week, including weekends. All detour signs will be in place.

WHEREAS, the Flemington Borough Police Department has reviewed this request and has approved the closures as requested.

NOW, THEREFORE BE IT RESOLVED by the Mayor & Council of the Borough of Flemington, County of Hunterdon, State of New Jersey, authorizing the above streets closed between the hours of 7:00AM to.5:00PM starting on May 11, 2026, for approximately one week, including weekends.

Adopted: April 27, 2026

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 27th day of April, 2026.

_____
Carla Conner, Borough Clerk

RESOLUTION #2026-88

RESOLUTION AWARDING THE FLEMINGTON LIBRARY ELEVATOR REPAIR CONTRACT TO UPLIFT ELEVATOR COMPANY, LLC, NTE $8,258.00

WHEREAS, repairs are needed to the Flemington Library elevator; and

WHEREAS, the following quotes were received:

Mattis Elevator Services LLC	$10,700.00
Liberty Elevator Corp.	$23,062.20
Uplift Elevator Company, LLC	$ 8,258.00

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council that the contract for the Library elevator repair be awarded to Uplift Elevator Company, LLC in the amount of $8,258.00

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

Adopted: April 27, 2026

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 27th day of April, 2026.

_____

Carla Conner, Borough Clerk

RESOLUTION #2026-89

Resolution to award the Base Bid for 200 Main Street ADA and Sign Improvement Project to Donald Baker Mason Contractors, Inc.1070 US Route 22 Lebanon, New Jersy 08833 in the amount of $131,306.30 Borough of Flemington Hunterdon County, New Jersey

WHEREAS, the Borough of Flemington advertised and received bids for 200 Main ADA and Sign Improvement Project on April 9, 2026, and;

WHEREAS, five (5) bids were received as follows:

Bidder	Donald Baker Mason Contractors Inc. 1070 US Route 22 Lebanon, NJ 08833	Berto Construction 625 Leesville Ave. Rahway NJ 07065	Rudna Construction 17 Glyole Road Suite 202 Somerset, NJ 08873	Wallkill Group 3505 Route 94 Suite 1A Hamburg, NJ 07419	TC Landscaping 156 Grand Central Parkway Bayville, NJ 08721
Base Bid	$131,306.30	$198,300.00	$244,956.00	$258,000.00	$331,180.00
~~Alternate Bid~~	~~$41,346.42~~	~~$56,290.00~~	~~$47,760.00~~	~~$47,000.00~~	~~$39,000.00~~
Base Plus Alternate Bid	$187,627.92	$254,590.00	$292,716.00	$305,000.00	$370,180.00

WHEREAS, bids have been reviewed by the Special Projects Engineer, Robert Martucci has determined that the bid submitted by Donald Baker Mason Contractors Inc. 1070 US Route 22 Lebanon, NJ 08833 is the lowest responsive bid for 200 Main ADA and Sign Improvement Project in the amount of $131,306.30 for the Base Bid and;

WHEREAS, the funding source, Hunterdon County and NJDCA will only allow for the award of the Base Bid as the Alternate Bid (Sign Improvement) was not part of the Grant Agreement and;

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

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Flemington that the Contract for Bloomfield Avenue Roadway Improvement Project be awarded to Donald Baker Mason Contractors Inc. 1070 US Route 22 Lebanon, NJ 08833 for the Base Bid in the amount of $131,306.30 subject to the following conditions:

1. The Contract is awarded as a lump sum price bid. Contract and final payment will be based upon actual quantities installed at the unit prices bid in accordance with the plans and specifications prepared by Martucci Engineering LLC

2. The contract is approved by Hunterdon County and NJ DCA as applicable.

Adopted: April 27, 2026

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 27th day of April, 2026.

_____

Carla Conner, Borough Clerk