BOROUGH OF FLEMINGTON
REGULAR COUNCIL MEETING
JANUARY 26, 2026

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

SALUTE TO THE FLAG

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

ATTENDANCE ROLL CALL:

Councilman Brandon Arias	Absent
Councilwoman Susan Engelhardt	Present
Councilman Adrienne Fusaro	Present
Councilwoman Beth Herbert	Present
Councilman Trent Levitt	Present
Councilman Tony Parker	Present
Mayor Marcia Karrow	Present

Also Present:
Chris Corsini, Borough Attorney
Carla Conner, Borough Clerk

MAYOR'S REPORT:
Mayor Karrow thanked the DPW for an extraordinary job yesterday. Flemington Borough reportedly had the best streets in the county all day long, due to not only their just constant hard work, but for the DPW Director's strategic planning on how to handle this snow, especially when the Borough had virtually very little salt. The roads are beautiful today, and Marcia Karrow: thanked all of our first responders: the Police, OEM, and the Fire Department for being available all day long for staging and having people ready. Marcia Karrow also thanked Councilwoman Herbert for organizing donations to keep these people well fed and supplied, and everybody who contributed to that.

Mayor Karrow stated to the public that the Borough had very, very few cars left on the street this morning, or yesterday morning. Only 2 cars were towed, which isn't bad. Mayor Karrow thinks after the ticketing from the last couple of storms, people have gotten the message and reminded the residents not to plow snow in the streets.

COUNCIL MEMBER REPORTS

COUNCIL PRESIDENT PARKER:

Council President Parker thanked the DPW. Council President Parker stated he doesn't think residents are pushing snow back out on the road, he thinks when residents are pushing snow and it's piling so high, residents don't know what to do. He doesn't think residents are intentionally pushing snow out on the road, rather residents need to be educated on this.

Council President Parker thanked Councilwoman Herbert and Kim Tilley for the outstanding job of getting donations during the storm,

Council President Parker reported the FID met today for the first time for this new Board, and I'm excited about what's being put together. The strategic session was cancelled due to the storm. I really have to say kudos to Allie Norton. She has taken on so much, so much, and has gotten so much done in such a short period of time. It makes you wonder what happened over the last however many years that was not done. Council President Parker stated a couple of signs are already up. FID hopes to have the rest of the signs done by the end of February. There were a couple of glitches with the signs in terms of the post, and over the signs that are oversized, which was an issue that was never brought up before, and that was discovered, so they've got to go back and redo some of them. Not a big deal, but, you know, it just kind of goes to show that, again just taking the time and making sure that things are done the right way, as opposed to just rushing through and getting them done the wrong way. Council President Parker is going to have Allie come in and talk to Council about the strategic plan, and about the branding and marketing of the Borough.

Council President Parker also reported he is working with the Mayor on some Liberty Village-type issues and in terms of Courthouse Square, they've received 35 applications and they've started renting some of the apartments on the North building,

Council President Parker continued the Borough is still in negotiation with PBA.

COUNCIL VICE PRESIDENT ENGELHARDT:

Council Vice President Engelhardt reported the Borough is continuing to work on the PBA negotiations.

Council Vice President Engelhardt also reported nothing too exciting in December for Animal control: only two calls, one reinforcement, one seizure, and one stray that was brought to the vet. A carrier pit mix.

Council Vice President Engelhardt stated she received an email from Mark Saluk, the Director of the County Economic Development for Tourism regarding the film Ordinance. It was resubmitted to the State Commission, and she received an email from them today, not to revise the Ordinance, but with a few extra questions. Mr. Saluk is arranging for a call with the State Commissioner and s Council

Vice President Engelhardt is going to draft up answers to those questions. The goal is to have a kickoff with Lambertville, Frenchtown, and the Borough on the Courthouse steps in early March.

Council Vice President Engelhardt thanked the Mayor for arranging a meeting with the Borough's Redevelopment Counsel to discuss Captiva to and get an update from our Redevelopment Attorney on that site and she thanked the heroic efforts to our DPW, CERT team, OEM team, Police, Fire and emergency services. A specific shout out to Brian McNally for putting the alerts in both English and Spanish.

COUNCILWOMAN FUSARO:

Councilwoman Fusaro reported that the Environmental Committee Reorg meeting was held on January 19, 2026 and discussed the temporary budget, a Shade Tree Ordinance draft, a lighting Ordinance, and the bamboo tree issue.

Councilwoman Fusaro read a report from Sgt. McNally, Head of OEM:

This weekend, the Borough of Flemington experienced a significant winter storm that required activation of the Borough Emergency Operations Plan and the declaration of a local state of emergency. The event included heavy snow, sleet, and dangerously cold temperatures, creating hazardous travel conditions and operational impacts across the community. The Emergency Operations Center was activated and operated in both in-person and remote status to support coordination between Police, Fire, EMS, Public Works, and County and State partners. A Borough-wide parking ban was implemented to allow DPW to safely and effectively clear roadways and treat services. DPW crews worked extended hours throughout the event, resuming operations early each morning to continue plowing, treating, and clearing municipal facilities and public parking areas. Coordination is ongoing with county, NJOEM, and the Governor's Office to secure additional salt supplies, with plans to bring in at least 100 tons of salt this week, in advance of continued extreme cold. All emergency services maintain full operational readiness throughout the storm. The Police Department remained fully staffed, the Fire Department and Rescue Squad operated under normal alerting, and no major service interruptions were reported. The local state of emergency was formally rescinded today at noon after conditions improved and hazards were mitigated. All Borough facilities are scheduled to reopen tomorrow, on Tuesday, at normal operating hours. And from Brian, he said he would like to extend sincere thanks to Mayor Karrow, Borough Council, and our County and State partners for their support and coordination throughout the event. A special thank you is also due to the many community members and Council members who donated food and refreshments for Borough employees and volunteers. A feeding site was established at the Water Department, allowing responders and DPW crews to get warm meals and support during long operational periods. That generosity made a real difference in morale and endurance during extended storm operations.

On behalf of the Office of Emergency Management, DPW, and all responding agencies, thank you to the Council and the community for your continued support of our emergency services.

Councilwoman Fusaro noted, this is her first, emergency event that she has gone through, and to see what happens on the back end with the Fire Department, Police Department, all of the moving pieces. It really is an amazing job that Officer McNally does, pulling all of these people together and we saw the results this weekend.

COUNCILWOMAN HERBERT:

Councilwoman Herbert stated she thanked all of the amazing emergency workers, both our volunteers employees, especially DPW and residents that made homemade food and provided funds for drinks and snacks, thank you to Bonnie Wade Farah, Katherine Manino, Mark Herbert, Kim Tilly, Ailen Wolf, Kent Davis, Lisa Jensen, Carrie Rogers, Susan Engellhart, and Mayor Karrow.

Councilwoman Herbert reported a meeting will be held on January 12, 2026, on the redevelopment of Cardinal, she also attended the parking committee meeting and the meeting resulted in the Ordinances on the agenda tonight.

Councilwoman Herbert also reported she received additional details on the December 19, 2025 collision on Highland Avenue circle and wanted people to understand that there is action happening. Councilwoman Herbert learned from the Police Chief that there were several contributing factors, a combination of it being dark and raining, as many people know, the high school starts extremely early in the morning and in December it's about as dark as it can get and it was raining. Unfortunately, a distracted driver and a pedestrian who was crossing illegally, on top of that, folks who drive through that know that that that area suffers from a lack of signage. The Borough would love to be able to help with the signage there, but the Borough does not have the authority to cover that area because it is a jug handle for Route 31 and is actually the responsibility of the New Jersey Department of Transportation. What is happening right now is our Borough's Traffic Engineer, Jay Troutman, is working on getting New Jersey Department of Transportation into action on this. He's also working on getting flashing pedestrian beacons at the crosswalks on the Main Street circle.

Councilwoman Herbert continued the Library held the Board meeting in January and is in need of a new elevator in the $200,000 range which will be included in a three-year capital improvement plan and she and Councilman Arias will work on coordinating scheduling one-on- ones with the Superintendents from RFSD and Hunterdon Central High School and be sharing duties kind of taking turns going to the respective Board meetings. The High School is going to be conducting strategic planning to develop a five-year strategic plan. Lastly, Communications: the Mayor and Trent and Councilwoman Herbert met as the communications committee and aligned on a kind of mission and vision statement for communications, what they believe is important for us as a committee to work towards as goals. Some of them are pretty basic, compliance with statutory communication and public notice requirements. and that's not necessarily the three of us responsible for doing all that. The Committee is here to help make sure that nothing gets in the way of that, if need be. Informing the Borough's residents of emergencies. laws, policies, how to interact with the

Borough government. And, most of all, and this is the one that she finds the most exciting, is helping to create and reinforce a positive image of Flemington, making the people proud to live, work, and do business here, bringing throngs of paying visitors, and attracting new rateables. The Committee has a number of projects that they are looking to take on this year. One is a website project, updating the design, bringing it kind of more towards the vision of the future of Flemington, and part of that will be infusing some of the branding that the FCP is bringing to bear, as well as bringing some cost savings to the picture. Another project is initiating a opportunity for folks to meet with the Mayor and Council members on what we call Flemington Fridays. They are going to start with a pizza night in February, and that'll be an ongoing, once-a-month activity, with, kind of rotating opportunity for different Council members and different folks in the community to connect. Another one is actually a vision of, former Councilmember Jeremy Long, which is a welcome package for new residents to the community and Councilwoman Herbert is in talks with, Ms. Teresa Diaz at Hunterdon County Polytech, with the idea of having the high school students in her design class actually do a design competition to help create the welcome package design. And then, last but not least, a little exciting potential reduction in red tape, maybe minor, but still cost savings. is a Local Finance Notice, which states Municipalities will, legally stop publishing to physical newspapers. The Borough still has to make sure that the public notices are conspicuously placed on the Borough website, at a minimum a week from the date of initial posting, and longer than that if it's, according to statute, needs to be X number of days.

COUNCILMAN LEVITT:

Councilman Levitt also thanked the DPW, OEM, and everyone else that assisted in the snowstorm.

Councilman Levitt reported the Environmental Commission had its first meeting of the year, they discussed the lighting Ordinance they will be writing and received a cost estimate from Beth McManus.

Councilman Levitt reported on the temporary budget, he was double checking and discovered one fun thing about the Environmental Commission's temporary budget, they technically don't have one because he thinks the Borough has been misallocating funds on our temporary budget to a nonexistent "recreation commission" which only shows up on the temporary budget and never on the final, at least it hasn't for three years. At the next meeting, the CFO will have a Resolution for Council to fix that and correct one other minor thing.

Councilman Levitt also report the Shade Tree Commission had its first meeting as well, they reviewed the Ordinance they're working on again and it has been sent to Mike Campion and Dave Giuliani for comments.

Councilman Levitt continued since Councilman Arias isn't here, he attended the House Tours planning event at Lone Eagle last week, and they are looking for new volunteers and houses to put on the house tour this year. If anyone is interested, please contact the HPC, they would greatly appreciate it and finally a big update on Tuccamirgan Park, the Borough now has a new playground

equipment, it looks like a lot of fun, I don't think its ready just yet, but he did ask Mike to let us know when residents could play on it.

A ***MOTION*** was made by Councilman Levitt to amend the agenda under Executive Session to say: Contract Negotiations, Land Acquistion and Personnel Planning Board secretary, seconded by Councilwoman Engelhardt with a vote of all ayes.

PUBLIC COMMENTS – SESSION I:
There were no public comments.

APPROVAL OF MINUTES:

Regular Session December 8, 2025

A ***MOTION*** was made by Councilman Levitt to approve the minutes, seconded by Councilwoman Fusaro with a vote of all ayes.

Executive Session December 8, 2025

A ***MOTION*** was made by Councilman Levitt to approve the minutes, seconded by Council President Parker with a vote of all ayes except Councilwoman Herbert abstaining.

Regular Session December 18, 2025

A ***MOTION*** was made by Councilwoman Engelhardt to approve the minutes, seconded by Councilman Levitt with a vote of all ayes except Councilwoman Fusaro and Councilwoman Herbert abstaining.

Executive Session, December 18, 2025

A ***MOTION*** was made by Councilwoman Engelhardt to approve the minutes, seconded by Councilman Levitt with a vote of all ayes Councilwoman Fusaro and Councilwoman Herbert abstaining.

CONSENT AGENDA:
1. RESOLUTION 2026-35 – RESOLUTION APPROVING A REFUND FOR THE REDEMPTION OF TAX SALE CERTIFICATE ON BLOCK 37, LOTS 1, 2 & 6

WHEREAS, on properties known as block 37, lots 1, 2 & 6, a.k.a. 30 Fulper Rd, 4 & 18 Church St. tax sale certificates #24-00014, #24-00015 & #24-00016 were sold to RAM TAX LIEN FUND II LP on 10/21/24 for premiums of $1,300.00, $3,700.00 & $2,300.00; and

WHEREAS, redemption funds totaling $39,702.38, $76,739.46 & $29,118.86 have been received and processed by the Tax Collector.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Flemington, County of Hunterdon, State of New Jersey that redemption funds in the amount of $152,860.70 be issued to RAM TAX LIEN FUND II LP and the records of the Tax Collector be accordingly adjusted.

A ***MOTION*** was made by Councilman Levitt to approve the Resolution, seconded by Council President Parker and on Roll Call the following was recorded:

Council Vice President Engelhardt	Abstain
Councilwoman Fusaro	Yes
Councilwoman Herbert	Yes
Councilman Levitt	Yes
Council President Parker	Yes

2. RESOLUTION 2026-36 – RESOLUTION APPROVING 2026 DATES FOR THE SIP & STROLL THROUGH THE FLEMINGTON COMMUNITY PARTNERSHIP

WHEREAS, the Flemington Community Partnership holds a Sip & Stroll every third Thursday from May, 2026 through August, 2026; and

WHEREAS, the Flemington Community Partnership is requesting that the Mayor and Council approve the dates below for the Sip & Stroll for the third Thursday from 5:00pm to 8:00pm as follows:

*May 21, 2026
*June 18, 2026
*July 16, 2026
*August 20, 2026

WHEREAS, the Mayor and Council of the Borough of Flemington approves the dates for the 2025 Sip & Stroll.

A ***MOTION*** was made by Councilman Levitt to approve the Resolution, seconded by Council President Parker and on Roll Call the following was recorded:

Council Vice President Engelhardt	Yes
Councilwoman Fusaro	Yes
Councilwoman Herbert	Yes
Councilman Levitt	Yes
Council President Parker	Yes

INTRODUCTION OF ORDINANCES:

3. ORDINANCE 2026-01 – AN ORDINANCE AMENDING CHAPTERS 7 (TRAFFIC) AND 7A (TRAFFIC SCHEDULES) TO REVISE DAYTIME TIME-LIMITED PARKING AND EVENING RESIDENTIAL PARKING ON CERTAIN STREETS

WHEREAS, the Borough Council wishes to revise daytime time-limited parking and evening residential parking on certain streets in the Borough of Flemington as found in Chapters 7 (Traffic) and 7A (Traffic Schedules) of the Borough's 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 Chapters 7 and 7A shall be amended to include new sections as follows:

SECTION I.

Section 7-4.18 is hereby created and entitled "Residential Permit Parking Only During Certain Hours On Certain Streets" (all text novel):

During certain hours, no person shall park a vehicle upon any of the streets or parts of streets described in Schedule XXIII of Chapter 7A unless:

a. The vehicle is owned or operated on a regular basis by a resident of the street on which such vehicle is parked and the vehicle displays on its driver's side rear window a current residential parking permit in such a manner as to be clearly visible; or
b. The vehicle is owned or operated by a person visiting a resident of the street on which the vehicle is parked and the vehicle displays a current visitor parking permit issued to such resident; or
c. The vehicle is an emergency, public service, telephone or other public utility vehicle rendering service or repairs within the immediate area where parked; or
d. The vehicle is owned or operated by a contractor, service or delivery company bearing the name and address of commercial business and such vehicle is rendering service or making a delivery to a residence within the immediate area where parked.
e. The Chief of Police may, in his discretion, approve permits for nonresidents upon a showing of special need.

Application for permits under subsection 7-4.16 shall be made, in writing, to the Clerk of the Borough of Flemington on forms to be provided by such Clerk. The Clerk shall issue permits if he is reasonably satisfied that the applicant is entitled thereto.

SECTION II.

Section 7A-3 is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added):

In accordance with the provisions of § 7-4.5, no person shall park a vehicle for longer than the time limit shown on any of the following streets or parts of streets.

SCHEDULE III:
PARKING TIME LIMITED ON CERTAIN STREETS

Name of Street	Sides	Time Limit	Hours	Location
Maple Avenue	North	2 hrs.	9:00 a.m. to 6:00 p.m.	From a point 60 feet east of the easterly curbline of Main Street to a point 35 feet west of the westerly curbline of ~~Broad~~ **Spring** Street
North Main Street	West	2 hrs.	9:00 a.m. to 6:00 p.m.	From a point 25 feet north of the northerly curbline of Main Street to a point 131 feet north thereof.
Main Street	East	2 hrs.	9:00 a.m. to 6:00 p.m.	From a point 43 feet north of the northerly curbline of Fulper Road projected to a point 150 feet south of southerly curbline of William Street.
Court Street	North	15 minute visitor parking	8:30 a.m. to 4:30 p.m. Monday through Friday	North side from a point of 25 feet west of westerly curbline of Park Avenue to a point of 131 feet west thereof.
Capner Street [Repealed 7-8-2019 by Ord. No. 2019-15]				
Capner Street	South	15 min.	7:00 a.m. to 6:00 p.m.	From a point 55 feet west of the westerly curb line of Main Street to a point 69 feet west thereof.
Bloomfield Avenue	South	2 hrs.	9:00 a.m. to 6:00 p.m.	From a point 50 feet east of easterly curb line of Main Street to a point 65 feet west of the westerly curb line of Broad Street.
Main Street	West	2 hrs.	9:00 a.m. to 6:00 p.m.	From a point 7 feet north of the southerly curb line of William Street projected to point 100 feet north thereof.
Main Street	West	2 hrs.	9:00 a.m. to 6:00 p.m.	From a point 51 feet south of the southerly curb line of Mine Street projected to a point 100 feet south thereof.

SCHEDULE III:
PARKING TIME LIMITED ON CERTAIN STREETS

Name of Street	Sides	Time Limit	Hours		Location
Main Street	West	2 hrs.	9:00 a.m. 6:00 p.m.	to	From a point 42 feet north of the northerly curb line of Mine Street projected to a point 60 feet north thereof.
Main Street	West	2 hrs.	9:00 a.m. 6:00 p.m.	to	From a point 169 feet north of the northerly curb line of Mine Street projected to a point 111 feet north thereof.
Main Street	West	2 hrs.	9:00 a.m. 6:00 p.m.	to	From a point 92 feet south of the southerly curb line of Court Street projected to a point 60 feet south thereof.
Main Street	West	15 min	9:00 a.m. 6:00 p.m.	to	From a point 43 feet south of the southerly curb line of Court Street projected to a point 20 feet south thereof.
Main Street	West	2 hrs.	9:00 a.m. 6:00 p.m.	to	From a point 81 feet north of the northerly curb line of Court Street projected to a point 110 feet north thereof.
Main Street	West	2 hrs.	9:00 a.m. 6:00 p.m.	to	From a point 229 feet north of the northerly curb line of Court Street projected to a point 39 feet north thereof.
Main Street	West	2 hrs.	9:00 a.m. 6:00 p.m.	to	From a point 168 feet south of the southerly curb line of Capner Street projected to a point 132 feet south thereof.
Main Street	East	2 hrs.	9:00 a.m. 6:00 p.m.	to	From a point 15 feet north of the northerly curb line of William Street projected to a point 25 feet north thereof.
Main Street	East	2 hrs.	9:00 a.m. 6:00 p.m..	to	From a point 57 feet north of the northerly curb line of William Street projected to a point 93 feet north thereof.

SCHEDULE III:
PARKING TIME LIMITED ON CERTAIN STREETS

Name of Street	Sides	Time Limit	Hours		Location
Main Street	East	15 min.	9:00 a.m. 6:00 p.m.	to	From a point 52 feet north of the northerly curb line of Maple Avenue projected to a point 99 feet north thereof.
Main Street	East	15 min.	9:00 a.m. 6:00 p.m.	to	From a point 151 feet north of the northerly curb line of Maple Avenue projected to a point 17 feet north thereof.
Main Street	East	15 min.	9:00 a.m. 6:00 p.m.	to	From a point 37 feet north of the northerly curb line of Chorister Place projected to a point 18 feet north thereof.
Main Street	East	2 hrs.	9:00 a.m. 6:00 p.m.	to	From a point 55 feet north of the northerly curb line of Chorister Place projected to a point 76 feet north thereof.
Main Street	East	15 min.	9:00 a.m. 6:00 p.m.	to	From a point 34 feet south of the southerly curb line of **Bloom**field Avenue projected to a point 63 feet south thereof.
Main Street	East	2 hrs.	9:00 a.m. 6:00 p.m.	to	From a point 118 feet south of the southerly curb line of Bloomfield Avenue to a point 94 feet south thereof.
Main Street	East	2 hrs.	9:00 a.m. 6:00 p.m.	to	From a point 54 feet north of the northerly curb line of Bloomfield Avenue projected to a point 195 feet north thereof.
North Main Street [Ord. No. 2014-17]	West	30 min.	8:00 a.m. 6:00 p.m.	to	From a point 192 feet south of the easterly curb line of Hopewell Avenue projected to a point 276 feet southerly.
Park Avenue	West	15 min.	9:00 a.m. 6:00 p.m.	to	From a point 124 feet north of the northerly curbline of Capner Street to a point 22 feet north hereof.
Park Avenue	West	15 min	9:00 a.m. 6:00 p.m.	to	From a point 319 feet north of the northerly curb line of Capner Street to a point 22 feet north thereof.

SCHEDULE III:
PARKING TIME LIMITED ON CERTAIN STREETS

Name of Street	Sides	Time Limit	Hours		Location
Bloomfield Avenue	South	15 min	9:00 a.m. 6:00 p.m.	to	From a point 168 feet east of the easterly curb line of Main Street to a point 25 feet east thereof.
William Street	South	2 hrs.	9:00 a.m. 6:00 p.m.	to	From a point 25 feet east of the easterly curbline of Main Street to ~~a point 380 feet easterly~~ **Spring Street**.

SECTION III.

Section 7A-15 is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added):

In accordance with the provisions of § 7-4.11, the following described locations are hereby designated as parking by permit areas.

SCHEDULE XV: PERMIT PARKING

Name of Street	Sides	Hours	Location
New Jersey Avenue	Both	7:30 a.m. to 4:30 p.m.	From East Main Street east to the Borough line.
Highland Avenue	Both	7:30 a.m. to 4:30 p.m.	From Elwood Avenue east to the Borough line.
Pennsylvania Avenue	Both	7:30 a.m. to 4:30 p.m.	From Broad Street east to the Borough line.
New York Avenue	Both	7:30 a.m. to 4:30 p.m.	From Broad Street east to the Borough line.
Emery Avenue	Both	7:30 a.m. to 4:30 p.m.	From Broad Street east to the Borough line.
Maple Avenue	Both	7:30 a.m. to 4:30 p.m.	From Broad Street east to the Borough line.
William Street	Both	7:30 a.m. to 4:30 p.m.	From Broad Street east to Elwood Avenue.
Elwood Avenue	Both	7:30 a.m. to 4:30 p.m.	From New Jersey Avenue south to Maple Avenue.
Lincoln Circle	Both	7:30 a.m. to 4:30 p.m.	From East Main Street 285 feet south to the terminus of Lincoln Circle.
Regional Court	Both	7:30 a.m. to 4:30 p.m.	From East Main Street 331 feet south to the terminus of Regional Court.
Broad Street	Both	7:30 a.m. to 4:30 p.m.	From New Jersey Avenue south to William Street.
Pennsylvania Avenue	South	7:30 a.m. to 4:30 p.m.	From East Main Street east to Broad Street.
Hopewell Avenue	North	7:30 a.m. to 4:30 p.m.	From East Main Street west to North Main Street.

SCHEDULE XV: PERMIT PARKING

Name of Street	Sides	Hours	Location
East Main Street	West	7:30 a.m. to 4:30 p.m.	From Hopewell Avenue south to Monument Street.
~~Court Street~~	~~North~~	~~9:00 a.m. to 6:00 p.m.~~	~~From a point 242 feet west of the westerly curbline of Main Street to a point 50 feet east of the easterly curbline of Park Avenue.~~
Park Avenue	West	9:00 a.m. to 6:00 p.m.	From Court Street north to North Main Street.
Capner Street [Added 7-8-2019 by Ord. No. 2019-15]	South	7:30 a.m. to 6:00 p.m.	From the easterly curbline of Park Avenue to a point 247 feet east
Capner Street [Added 7-8-2019 by Ord. No. 2019-15]	North	7:30 a.m. to 6:00 p.m.	From the westlery curbline of Park Avenue to a point 149 feet west
Park Avenue [Added 7-8-2019 by Ord. No. 2019-15]	West	7:30 a.m. to 6:00 p.m.	From the northlerly curbline of Capner Street to a point 104 feet north

SECTION IV.

Section 7A-17 is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added):

In accordance with the provisions of § 7-4.13, no person shall park a vehicle for longer than the time limit shown except on Sundays and legal holidays on any of the following streets or parts of streets without a parking permit.

SCHEDULE XVII:
PARKING TIME LIMITED ON CERTAIN STREETS WITHOUT PARKING PERMIT

Name of Street	Sides	Time Limit	Hours	Location
Capner Street	North	2 hours	9:00 a.m. to 6:00 p.m.	From a point 149 feet west of the westerly curbline of Park Avenue to a point 25 feet east of the easterly curbline of Allen Street.
~~Maple Avenue~~	~~North~~	~~2 hours~~	~~9:00 a.m. to 6:00 p.m.~~	~~From a point 25 feet east of the easterly curbline of Spring Street to a point 25 feet from the westerly curbline of Broad Street.~~

SCHEDULE XVII:
PARKING TIME LIMITED ON CERTAIN STREETS WITHOUT PARKING PERMIT

Name of Street	Sides	Time Limit	Hours	Location[1]
Mine Street	North	2 hours	9:00 a.m. to 6:00 p.m.	From a point 125 feet of the westerly curbline of Main Street to a point 25 feet east of the easterly curbline of Park Avenue.
~~Spring Street~~	~~East~~	~~2 hours~~	~~9:00 a.m. to 6:00 p.m.~~	~~From a point 25 feet north of the northerly curbline of William Street to a point 50 feet south of the southerly curbline of Maple Avenue.~~
~~Spring Street~~	~~East~~ **West**	~~2 hours~~	~~9:00 a.m. to 6:00 p.m.~~	~~From a point 50 feet north of the northerly curbline of William Street to a point 25 feet south of the southerly curbline of Maple Avenue.~~
~~Spring Street~~	~~East~~	~~2 hours~~	~~9:00 a.m. to 6:00 p.m.~~	~~From a point 25 feet north of the northerly curbline of Maple Avenue to a point 268 feet south of the southerly curbline of Bloomfield Avenue~~ **~~Chorister Place projected~~**~~.~~
~~Spring Street~~	~~West~~	~~2 hours~~	~~9:00 a.m. to 6:00 p.m.~~	~~From a point 50 feet north of the northerly curbline of Maple Avenue to the southerly curbline of Chorister Place.~~
~~Spring Street~~	~~West~~	~~2 hours~~	~~9:00 a.m. to 6:00 p.m.~~	~~From the northerly curbline of Chorister Place to a point 54 feet north thereof.~~
~~Spring Street~~	~~West~~	~~2 hours~~	~~9:00 a.m. to 6:00 p.m.~~	~~From a point 25 feet south of the southerly curbline of Bloomfield Avenue to a point 50 feet south thereof.~~
Spring Street	**West**	**2 hours**	**9:00 a.m. to 6 p.m.**	**From a point 25 feet south of the southerly curbline of Bloomfield Avenue to a point 280 feet south thereof.**
Court Street	**North**	**2 hours**	**9 a.m. to 6:00 p.m.**	**From a point 242 feet west of the westerly curbline of Main Street to a point 50 east of the easterly curbline of Park Avenue.**

SECTION IV.

Section 7A-23 is hereby created and entitled "Residential Permit Parking Only During Certain Hours on Certain Streets" (all text novel):

In accordance with the provisions of § 7-4.16, parking shall only be permitted by residential permit or by other applicable provision of the aforementioned section.

SCHEDULE XXIII: RESIDENTIAL PERMIT PARKING ONLY DURING CERTAIN HOURS ON CERTAIN STREETS			
Name of Street	**Sides**	**Hours**	**Location**
Bloomfield Avenue	South	6:00 p.m. to 9:00 a.m.	From a point 25 feet east of the easterly curbline of Spring Street to a point 65 feet west of the westerly curbline of Broad Street.
Court Street	North	6:00 p.m. to 9:00 a.m.	From a point 242 feet west of the westerly curbline of Main Street to a point 50 east of the easterly curbline of Park Avenue.
Spring Street	West	1:00 a.m. to 9: a.m.	From a point 25 feet south of the southerly curbline of Bloomfield Avenue to a point 280 feet south thereof.

SECTION V.

In accordance with the provisions of subsection 7-4.16, parking shall only be permitted by residential permit or by other applicable provision of the aforementioned section.

SCHEDULE XXI: RESIDENTIAL PERMIT PARKING (24-HOUR)		
Name of Street	**Sides**	**Location**
~~Bloomfield Avenue~~	~~Both~~	~~From Spring Street to Broad Street~~
~~Court Street~~	~~Both~~	~~From Park Avenue to Main Street~~
~~Maple Avenue~~	~~Both~~	~~From Broad Street to Main Street~~
~~Spring Street~~	~~Both~~	~~Entire length~~
West Road	Both	From North Main Street to Southerly Terminus of West Street
~~William Street~~	~~Both~~	~~From Main Street to Broad Street~~
Spring Street	**West**	**From a point 20 feet north of the northerly curbline of Chorister Place to a point 100 feet north thereof**
Spring Street	**Both**	**From Chorister Place to William Street**
Maple Avenue	**North**	**From Broad Street to Spring Street**
William Street	**South**	**From Broad Street to Spring Street**

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

A ***MOTION*** was made by Councilwoman Fusaro to introduce the Ordinance, second by Councilwoman Engelhardt and on Roll Call the following was recorded:

Council Vice President Engelhardt	Yes
Councilwoman Fusaro	Yes
Councilwoman Herbert	Yes
Councilman Levitt	Yes
Council President Parker	Yes

Motion carried.

Public Hearing will be held on February 9, 2026

4. ORDINANCE 2026-02 – AN ORDINANCE ESTABLISHING SECTION 2640 OF THE BOROUGH OF FLEMINGTON'S ZONING ORDINANCE ENTITLED "ADMINISTRATION AND ENFORCEMENT"

WHEREAS, the Borough's Zoning Ordinance, Chapter 26, reflects the Borough's desired control of parcels within the municipality; and

WHEREAS, it appears that the Borough's zoning ordinance does not contain specificity on how Borough personnel are to enforce and administer the zoning code to ensure compliance within the Borough; and

WHEREAS, Section 2640 of the zoning ordinance is reserved for future ordinance codification; and

WHEREAS, the following changes have been cleared by the administration and the Borough attorneys;

NOW, THEREFORE, BE IT ORDAINED, by the governing body of the Borough of Flemington, County of Hunterdon, State of New Jersey, that Chapter 26 entitled "Zoning" is hereby amended as follows:

SECTION I.

Section 2640 is hereby created and entitled "Administration and Enforcement" and shall read as follows:

§ 2640.1 **Enforcement.**

A. The provisions of this chapter shall be administered and enforced by the Zoning Officer, Police Department, or Code Enforcement Official of the Borough. In no case shall a permit be granted for the construction, alteration or use of any building where the proposed construction, alteration or use thereof would be in violation of any provision of this chapter. It shall be the duty of the Zoning Officer or their duly authorized assistant to cause any building, plans or premises to be inspected or examined and to order in writing the remedying of any conditions found to exist in violation of any provision of this chapter.

B. Zoning violations. Each of the following types, categories or classes of cases may be prosecuted by the Borough Prosecutor or the Borough Attorney in the appropriate forum by the filing therewith of a summons by the Zoning Officer or Engineer of the Borough or their designee:

(1) Violation of any site plan or subdivision approval granted by the Borough's Joint Planning/Zoning Board ("Board"), including the failure or refusal to comply with any details set forth in the approved plans or any condition or conditions of approval as set forth in the approving Board's resolution;
(2) Violation of any "D" variance approval granted by the Board;
(3) Violation of any "C" variance granted by the Board;
(4) Violation of any easement granted to or running in favor of the Borough of Flemington or to any other municipal entity, body or board;
(5) Violation of any court order (including a consent order) issued by a judge of any court of competent jurisdiction relative to any land use or land development case or controversy;
(6) Violation of any zoning agreement entered into between the Borough and any property owner;
(7) Violation of any agreement between the Borough and a named defendant which was entered into to resolve a Municipal Court zoning case; or
(8) Violation of any requirement of the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., relative to any land within the Borough of Flemington.

§ 2640.2 **Zoning Permit.**

Zoning permits shall hereafter be requested from the Zoning Officer prior to construction, erection or alteration of any structure or part of a structure or use of a structure or land. All requests for zoning permits shall be made in writing by the owner or his authorized agent and shall include a statement of the use or intended use of the building or structure or land and shall be accompanied by

a plan of the plat showing thereon the exact size, shape and location of all proposed structures and all existing structures and such other information as may be necessary to provide for the enforcement of this chapter.

§ 2640.3 **Certificate(s) of Occupancy**.

It shall be unlawful to use or permit the use of any building or premises or part thereof hereafter created, located, erected, changed in use or ownership, converted or enlarged wholly or partly until a certificate of occupancy has been issued for that premises certifying that the structure or use complies with the provisions of this chapter. Such certificates of occupancy shall be granted or denied within ten (10) days from the date that a written application is filed with the Zoning Officer and Construction Official.

§ 2640.4 **Violations and Penalties**.

The owner or agent of a building or premises where and upon which a violation of any provision of these regulations shall have been committed or shall exist, or the lessee or tenant of any part of the building or premises in which such violation shall have been committed or shall exist, or the agent, architect, building contractor or any other person who shall commit, take part or assist in any such violation or who shall maintain any building or premises in which any violation of this chapter shall exist, shall for each and every violation, after plea, trial, and/or conviction by the Municipal Court Judge, be fined not exceeding $500 or imprisoned for a term not to exceed ninety (90) days, or both. For each and every day that a violation is permitted or suffered to exist, a separate offense shall be construed to have been perpetrated.

§ 2640.5 **Injunctive Relief**.

In case any development is undertaken, occupied or used in violation of this chapter or any rule, regulation or order made under the authority of this chapter, or in case such violation is threatened, the Zoning Officer, in his own official behalf or on behalf of the municipality or any municipal agency or any interested party, in addition to other remedies, may institute any appropriate action or proceedings to prevent such violation or to restrain, correct or abate such violation or to prevent any illegal act, conduct, business, occupancy or use in or about the premises that are the subject of the development; provided that no such action or proceeding shall be instituted by the Zoning Officer in any court other than the Municipal Court, except in case of emergency, unless the governing body shall first have authorized the same.

§ 2640.6 **Records.**

The Zoning Officer shall maintain in this office a record of all development permits and development certificates of occupancy and all actions, proceedings or complaints taken, instituted or filed by him.

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.

The Clerk shall cause a copy of this ordinance as adopted to be filed with the County Planning Board pursuant to N.J.S.A. 40:55D-16 and a summary published as required by N.J.S.A. 40:49-2.1.

SECTION V.

Prior to adoption, the Clerk shall forward a copy of this ordinance for a consistency review by the Borough Land Use Board pursuant to N.J.S.A. 40:55D-26.

SECTION VI.

All Borough of Flemington ordinances or parts of ordinance inconsistent with enactment are hereby repealed to the extent of such inconsistency.

SECTION VII.

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

A ***MOTION*** was made by Council President Parker to introduce the Ordinance, second by Councilwoman Engelhardt and on Roll Call the following was recorded:

Council Vice President Engelhardt	Yes
Councilwoman Fusaro	Yes
Councilwoman Herbert	Yes
Councilman Levitt	Yes
Council President Parker	Yes

Motion carried.

Public Hearing will be held on February 9, 2026

5. ORDINANCE 2026-03 – AN ORDINANCE AMENDING CHAPTER 12 LAND DEVELOPMENT DEFINITIONS OF THE BOROUGH CODE AND CHAPTER 26 ZONING OF THE BOROUGH CODE

WHEREAS, the Borough seeks to facilitate creative solutions to parking requirements as a method ease burdens of property owners and to support economic development;

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 2629 of the Code, entitled "Parking: Number of Spaces ," is hereby amended to read as follows (additions are shown as thus; deletions are shown as ~~thus~~);*

F. ~~*When housing is included in mixed-use development, a shared parking approach to the provision of parking shall be permitted, provided however the applicant demonstrates the adequacy of parking for the development in accordance with best design practice.*~~

Excess parking spaces, defined as those which exceed the required parking pursuant to §2629, may be utilized by an off-site entity, subject to the following:

1. ***Use of the excess parking spaces shall not result in noncompliant parking for the uses at that location unless relief from the required parking is granted by the Planning Board.***
2. ***Use of the excess parking spaces by an off-site entity shall not satisfy any portion of the required parking unless relief from the required on-site parking is granted by the Planning Board.***
3. ***Allocation of one or more excess parking spaces to an off-site entity shall be subject to a zoning permit. The Zoning Officer shall verify that the identified parking spaces may be allocated to an off-site user without creating a***

noncompliant parking condition on the site. Relief from required parking may only be granted by the Planning Board.

4. ***Any change in use of a site with excess parking spaces allocated to an off-site entity shall be subject to parking requirements pursuant to §2629. The allocated excess parking spaces may not satisfy any portion of the required parking.***
5. ***The excess parking spaces allocated to an off-site entity may be marked and designated as being available to the off-site users.***
6. ***An off-site entity may consist of, but is not limited to, customers of a use, employees of a use, or residents.***
7. ***The arrangement between the site with excess parking spaces and off-site entity is not subject to Borough approval.***

G. When, in the judgment of the local approving authority, on-street parking is available, then only that proportion of the parking requirement which is not available on the street shall be provided on site or in off-street parking facilities. A length of 23 feet per on-street parking space shall be used in calculating the number of available on-street parking spaces.

H. Shared Parking. Where an applicant persuasively demonstrates that 2 or more parking generators have complementary parking demand as demonstrated using accepted shared parking analyses, the approving authority may permit an appropriate reduction in the required total number of parking spaces.

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

Section III. ***Effective Date.***
This ordinance shall take effect immediately upon passage and publication according to law.

A ***MOTION*** was made by Councilwoman Fusaro to introduce the Ordinance, second by Councilman Levitt and on Roll Call the following was recorded:

Council Vice President Engelhardt	Yes
Councilwoman Fusaro	Yes
Councilwoman Herbert	Yes
Councilman Levitt	Yes
Council President Parker	Yes

Motion carried.

Public Hearing will be held on February 9, 2026

REGULAR AGENDA:

6. RESOLUTION 2026-37 – RESOLUTION AUTHORIZING THE HIRING OF MARK WALYGA AS A FLEMINGTON BOROUGH POLICE OFFICER

WHEREAS, there exists a vacancy in the position of probationary Police Officer in the Police Department; and

WHEREAS, the Chief of Police and Mayor recommended that Mark Walyga be hired as a Police Officer with the Borough of Flemington Police Department, with a start date on or about February 16, 2026, contingent upon the successful completion of the following:

1. Successful completion of the Police Academy

2. Background Investigation

3. Psychological Evaluation

4. Medical Examination

5. Mayor and Council approval

WHEREAS, Mr. Walyga shall start at the Probationary step, with a starting salary of $56,174.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Flemington, County of Hunterdon, State of New Jersey, that Mr. Mark Walyga is hereby hired pursuant to the terms of this resolution and the appropriate labor contract, and

BE IT FURTHER RESOLVED, that for seniority purposes, his date of hire (anniversary date) shall be his actual start date, which, as stated above, is estimated to be on or about February 16, 2026.

A ***MOTION*** was made by Councilwoman Engelhardt to to approve the Resolution, second by Council President Parker and on Roll Call the following was recorded:

Council Vice President Engelhardt	Yes
Councilwoman Fusaro	Yes
Councilwoman Herbert	Yes
Councilman Levitt	Yes
Council President Parker	Yes

Motion carried.

INTRODUCTION OF 2025 FID BUDGET:
Allie Norton, Interim Director of the BID gave an overview of the 2026 budget.

A ***MOTION*** was made by Council President Parker to introduce the BID budget, seconded by Councilman Levitt and on Roll Call the following was recorded:

Council Vice President Engelhardt	Yes
Councilwoman Fusaro	Yes
Councilwoman Herbert	Yes
Councilman Levitt	Yes
Council President Parker	Yes

Motion carried.

PUBLIC COMMENTS – SESSION II:
There were no public comments.

APPROVAL TO PAY THE BILLS:
AUTHORIZING PAYMENT OF THE BILLS IN THE AMOUNT OF $6,600,982.06

A ***MOTION*** was made by Councilwoman Engelhardt to pay the bills, seconded by Councilman Levitt and on Roll Call vote the following was recorded:

Council Vice President Engelhardt	Yes
Councilwoman Fusaro	Yes
Councilwoman Herbert	Yes
Councilman Levitt	Yes
Council President Parker	Yes

EXECUTIVE SESSION:

BE IT RESOLVED, that the Mayor & Council will now convene in a closed session that will be limited only to consideration of items with respect to which the public may be excluded pursuant to Section 7B of the Open Public Meetings Act.

1. LAND ACQUISITION
2. CONTRACT NEGOTIATIONS
3. LITIGATION – PLANNING BOARD
4. PERSONNEL – PLANNING BOARD SECRETARY

- It is unknown precisely when the matters discussed in this session will be disclosed to the public.

- Formal action may or may not be taken after the conclusion of the closed session.
- Matters concerning litigation may be announced upon the conclusion of any trial or settlement of the litigation. Other matters may be made public when the need for confidentiality no longer exists. Action will not be taken.

The Mayor and Council entered into Executive Session and a ***MOTION*** was made by Councilman Levitt, seconded by Council Vice President Engelhardt with a vote of all ayes.

ADJOURNMENT:

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

ATTEST:

Carla Conner, Borough Clerk

Marcia A. Karrow, Mayor

Adopted: February 23, 2026