BOROUGH OF FLEMINGTON
REGULAR COUNCIL MEETING
MARCH 23, 2026

Mayor Karrow called the meeting to order at 7:02 p.m. announcing that all laws governing Open Public Meetings Act have been met and that this meeting has been duly advertised.

SALUTE TO THE FLAG

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

ATTENDANCE ROLL CALL:

Councilman Brandon Arias	Present
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
Sgt. McNally

PRESENTATION - ED KERWIN, TAX ASSESSOR & BILL HANCE, CFO
Borough Tax Assessor, Ed Kerwin discussed the comparisons of the 2025 ratables to the 2026 ratables, retables which are the assess values in the Borough. Mr. Kerwin discussed the different categories in the Borough such as vacant land, residential, farm, commercial and utilities. Mr. Kerwin also discussed the ratable base and the average assessed values.

Borough CFO, Bill Hance gave a brief explanation of the budget and Council asked questions on certain line items.

MAYOR'S REPORT:
Mayor Karrow thanked the Fire Department for their annual dinner and thanked Sgt. McNally for getting both grants for the Police building to our Congressman and Senators on time.

COUNCIL MEMBER REPORTS

COUNCILMAN ARIAS:
Councilman Arias reminded everyone that the last submission for the fairy trail will be April 3, 2026, and Aprill 11, 2026, any submissions will have first pick on where they want to put their Fairy houses.

COUNCIL VICE PRESIDENT ENGELHARDT:
Council Vice President Engelhardt reported that a Planning Board meeting will be held March 24, 2026 and the Board is considering revising Ordinance 2800 which is related to escrow to make sure the Borough is in line with other Municipalities and HPC gave a presentation to the Planning Board at the last meeting because there was some buildings that need to be updated on the historic designation list and a few buildings that were added, like the Union Hotel. There were a couple of buildings that were demolished or burnt so there is going to be a public meeting for a couple of the items, since they do change designations.

Council Vice President Engelhardt also reported she attended the Maker's Day event on Saturday at the library. There were so many great displays there and she thanked the County Historic Society for being open regularly, and this is the second or third regular kind of exhibit they've had. The Lindbergh exhibit is pretty cool and she learned a lot. There was one lady that was on the jury who lived on Broad Street.

Council Vice President Engelhardt continued that she attended the Central High School Strategic Planning meeting, which was excellent and there is another one coming up and she thanked the Ladies' Auxiliary for hosting the Fire dinner.

COUNCIL PRESIDENT PARKER:
Council President Parker reported the strategic plan that's being done at the High School is such a great exercise. It really gives you a sense of what's going on in the schools and what issues they're having and where they're trying to go. The BID also had an actual strategic plan, Council President Parker thinks if you have a committee and you don't have a plan that's not good. They spent an entire day going through a plan, building a plan, and it was great exercise. What he really likes about it is that the plan involves the community, the businesses, and the Council, it's stretched across all phases of that.

Council President Parker commented he is happy about this surplus in the fund balance, which was a joint effort amongst everybody, including the former Council, Jeremy, Kim, Liz, and the Council now. It just laid flat because it just sounded like the mayor did it on her own, but it was a group effort. It would have been nice to hear the mayor say that we've worked together on something, and we got it through, and we got it done, and that's where we are right now.

Council President Parker continued that there were four people in the Fire Department that were recognized at their Fire Department dinner for having served for years as firefighters. He would like to have Proclamations at the next meeting to recognize them, and the liquor license for TGIF has been sold.

COUNCILMAN LEVITT:
Councilman Levitt reported the next Shade Tree Commission meeting will be held on the unusual date of March 31, 2026, and will be reviewing a new version of the Shade Tree Ordinance and the Environmental Commission is working on a new lighting Ordinance, and Councilman Levitt will meet with Planner McManus to review that Ordinance as well.

Councilman Levitt also reported on April 18, 2026, he will be running a cleanup site on the Cut Glass property and the railroad tracks. Anyone who wants to join him is welcome to register on raritanheadwaters.org

Councilman Levitt continued we're putting the finishing touches on the Spring Newsletter, and it should be out next week.

COUNCILWOMAN FUSARO:
Councilwoman Fusaro reported the Fire Department had 23 calls in February. The Environmental Committee reviewed Spark Car Wash and the consensus around concerns were lighting and water reuse and looking for how they will manage that.

Councilwoman Fusaro also reported there will be a community cleanup day on May 30, 2026, and May 31, 2026, is the rain day.

COUNCILWOMAN HERBERT:
Councilwoman Herbert reported a parking committee meeting was held. Mike Campion, Director of DPW, is striping around the hotel and the signs have been ordered for the one-way streets and there is still work in progress by DOT at Highland Circle. Jay Troutman, the traffic engineer, is having to continue to push them to keep making progress. There's a question of buses having the right-of-way at the intermediate school. Chief Rotella has been communicating and enforcing with the buses that they do not have the right-of-way for buses, that they are indeed required to stop at every stop sign, and they are not allowed to caravan out there. There's also a quick discussion around making sure the Stangl detour signs were clear and that had stopped sending traffic down Brown Street. The training system on the parking permit software has been in progress, and the Police Department will start rolling out the process of getting people registered for their permits with the new system.

Councilwoman Herbert also reported the library held their monthly Board meeting and discussed the elevator and she will be following up with DPW Director to get working on the emergent issue, and she will discuss in a future meeting the capital budget and the long-term plan for the elevator and painting, they have started getting proposals for and pricing to do things like stair replacements. The Garden Guild will pay for the cleanup of the courtyard and do the planting which they pay for every

year. Councilwoman Herbert stated Tracy Lyons, who was brought in last year to serve as the finance administrator is doing an exceptional job, and she wants to recognize her. Ms. Lyons had a pretty challenging set of books to come into, and she has done an amazing job getting it all in order and keeping it in order. The library board voted to appoint Jane Haven as the permanent library director.

Councilwoman Herbert continued she had a meeting with Chief Rotella, Sergeant McNally, Mayor Karrow and Councilwoman Fusaro regarding emergency communications. It was really an opportunity for me to get educated. And I'm taking this opportunity to educate the community on what is already in place, which is some great standard operating procedures that the Office of Emergency Management has in place to release communications on both English and Spanish for a given set of circumstances and with regards to the website RFP, she is waiting for one vendor to submit forms that they neglected to submit with their original proposal before we can move on to the next step in the process.

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

APPROVAL OF MINUTES:

Regular Session February 23, 2026

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

Executive Session February 23, 2026

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

Regular Session March 9, 2026

A ***MOTION*** was made by Councilwoman Fusarot to approve the minutes, seconded by Council Vice President Engelhardt with a vote of all ayes, except Councilman Arias who abstained.

Executive Session February 23, 2026

A ***MOTION*** was made by Councilwoman Fusarot to approve the minutes, seconded by Councilman Levitt with a vote of all ayes, except Councilman Arias who abstained.

CONSENT AGENDA:

1. RESOLUTION 2026-63 - RESOLUTION APPROVING A REFUND FOR THE REDEMPTION OF TAX SALE CERTIFICATE ON BLOCK 35, LOT 74.45

WHEREAS, funds have been remitted by the homeowner to redeem tax sale certificate #25-00014 held by Bala Partners LLC on Block 35 Lot 74.45, 45 Coppermine Village, assessed in the name Geoffrey Stamm, and the Mayor and Council must approve the distribution of these funds.

NOW, THEREFORE BE IT RESOLVED, by the Mayor & Council of the Borough of Flemington, County of Hunterdon, State of New Jersey, that the Treasurer is authorized to remit payment to the lienholder as follows:

Bala Partners, LLC
PO Box 303
Pottersville, NJ 07979

Principal	$ 2,624.67
Premium	$ 1,200.00
Interest & Fees	$ 166.50
Total:	$ 3,991.17

2. RESOLUTION 2026-64 – RESOLUTION APPROVING A REFUND FOR THE REDEMPTION OF TAX SALE CERTIFICATE ON BLOCK 24, LOT 20

WHEREAS, funds have been remitted by the property owner to redeem tax sale certificate #25-00008 held by Trystone Capital Assets, LLC. on Block 24 Lot 20, 67 Broad Street, assessed in the name Joseph Mannino, and the Mayor and Council must approve the distribution of these funds.

NOW, THEREFORE BE IT RESOLVED, by the Mayor & Council of the Borough of Flemington, County of Hunterdon, State of New Jersey, that the Treasurer is authorized to remit payment to the lienholder as follows:

Trystone Capital Assets, LLC
P.O. Box 1030
Brick, New Jersey 08723

Principal	$ 3,388.13
Premium	$ 1,000.00
Interest & Fees	$ 209.57
Total:	$ 4,597.70

3. RESOLUTION 2026-65 – RESOLUTION AUTHORIZING THE CLOSURE OF CERTAIN STREETS FOR THE MEMORIAL DAY PARADE ON MAY 25, 2026

WHEREAS, the Memorial Day Parade organizers have requested that several roads be closed on Monday, May 25, 2026, between the hours of 8:30AM and 12:00PM as follows:

- Church Street from Route 31 to Main Street
- Main Street from Church Street to the Monument
- North Main Street from the Monument to Hopewell Avenue
- East Main Street from the Monument to New Jersey Avenue; and

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, that the above streets are closed between the hours of 8:300AM to.12:00PM on May 25, 2026.

4. RESOLUTION 2026-66 – RESOLUTION AUTHORIZING THE CLOSURE OF CERTAIN STREETS FOR THE HUNTERDON COUNTY 250TH PARADE ON JUNE 14, 2026

WHEREAS, Hunterdon County Parade organizers have requested that several roads be closed on Sunday, June 14, 2026 between the hours of 12:00 PM and 6:00 PM as follows:

- Church Street from Route 31 to Main Street
- Main Street from Church Street to the Monument
- North Main Street from the Monument to Hopewell Avenue
- East Main Street from the Monument to New Jersey Avenue; and

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 and Common Council of the Borough of Flemington, County of Hunterdon, State of New Jersey, that the requested road closures as outlined above are approved for the Hunterdon County 250th Parade being held on June 14, 2026.

5. RESOLUTION 2026-67 – RESOLUTION AUTHORIZING THE CLOSURE OF CERTAIN STREETS FOR THE READING OF THE DECLARATION OF INDEPENDENCE ON JULY 8, 2026, ON THE COURTHOUSE STEPS

WHEREAS, Hunterdon County Parade organizers have requested that several roads be closed on Wednesday, July 8, 2026, between the hours of 2:30 PM and 4:30 PM as follows:

- Main Street - Bloomfield Avenue to Mine Street, including Maple Ave. and Court Street

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 and Common Council of the Borough of Flemington, County of Hunterdon, State of New Jersey, that the requested road closures as outlined above are approved for the reading of the Declaration of Independence being held on July 8, 2026, on the Courthouse steps.

A ***MOTION*** was made by Councilman Levitt to approve the Resolutions, seconded by Councilwoman Herbert and on Roll Call the following was recorded:

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

Motion carried.

REGULAR AGENDA:

6. RESOLUTION 2026-68 – RESOLUTION APPOINTING RISK MANAGEMENT CONSULTANT - 2026 FUND YEAR

WHEREAS, Flemington Borough (hereinafter "Local Unit") has joined the Statewide Insurance Fund (hereinafter "Fund"), a joint insurance fund as defined in N.J.S.A. 40A:10-36 *et seq.*; and

WHEREAS, the Bylaws require participating members to appoint a Risk Management Consultant, as those positions are defined in the Bylaws, if requested to do so by the "Fund"; and

WHEREAS, the Local Unit has complied with relevant law with regard to the appointment of a Risk management Consultant; and

WHEREAS, the "Fund" has requested its members to appoint individuals or entities to that position; and

NOW, THEREFORE, BE IT RESOLVED by the governing body of "Local Unit", in the County of Hunterdon and State of New Jersey, as follows:

1. Flemington Borough hereby appoints Willis Towers Watson Northeast, Inc. its Risk Management Consultant.

2. The Mayor and Council and Risk Management Consultant are hereby authorized to execute the Risk Management Consultant's Agreement for the year **2026** in the form attached hereto.

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

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

Motion carried.

7. RESOLUTION 2026-69 – RESOLUTION DETERMINING THE FORM AND OTHER DETAILS OF NOT EXCEEDING $1,120,000 GENERAL OBLIGATION BONDS, SERIES 2026B, OF THE BOROUGH OF FLEMINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, AND PROVIDING FOR THEIR SALE TO THE NEW JERSEY INFRASTRUCTURE BANK AND THE STATE OF NEW JERSEY, PURSUANT TO THE STATE FISCAL YEAR 2026 NEW JERSEY WATER BANK

WHEREAS, the Borough of Flemington (the "Local Unit"), in the County of Hunterdon, New Jersey, has determined that there exists a need within the Local Unit to acquire, construct, renovate or install the Project (the "Project") as defined in each of that certain Loan Agreement (the "I-Bank Loan Agreement") to be entered into by and between the Local Unit and the New Jersey Infrastructure Bank (the "I-Bank") and that certain Loan Agreement (the "Fund Loan Agreement", and together with the

I-Bank Loan Agreement, the "Loan Agreements") to be entered into by and between the Local Unit and the State of New Jersey, acting by and through the New Jersey Department of Environmental Protection (the "State"), all pursuant to the State Fiscal Year 2026 New Jersey Water Bank (the "Program");

WHEREAS, the Local Unit has determined to finance the acquisition, construction, renovation or installation of the Project with the proceeds of a loan to be made by each of the I-Bank (the "I-Bank Loan") and the State (the "Fund Loan", and together with the I-Bank Loan, the "Loans") pursuant to the I-Bank Loan Agreement and the Fund Loan Agreement, respectively;

WHEREAS, to evidence the Loans, each of the I-Bank and the State require the Local Unit to authorize, execute, attest and deliver the Local Unit's General Obligation Bonds, Series 2026B1, to the I-Bank (the "I-Bank Loan Bond") and General Obligation Bonds, Series 2026B2, to the State (the "Fund Loan Bond", and together with the I-Bank Loan Bond, the "Local Unit Bonds"), said Local Unit Bonds to be issued in an aggregate principal amount not to exceed $1,120,000, pursuant to the terms of the Local Bond Law of the State of New Jersey, constituting Chapter 2 of Title 40A of the Revised Statutes of the State of New Jersey (the "Local Bond Law"), other applicable law and the Loan Agreements; and

WHEREAS, N.J.S.A. 40A:2-27(a)(2) of the Local Bond Law allows for the sale of the I-Bank Loan Bond and the Fund Loan Bond to the I-Bank and the State, respectively, without any public offering, and N.J.S.A. 58:11B-9(a) allows for the sale of the I-Bank Loan Bond to the I-Bank without any public offering, all under the terms and conditions set forth herein.

NOW, THEREFORE, BE IT RESOLVED by a 2/3 vote of the full membership of the governing body of the Local Unit as follows:

Section 1. In accordance with N.J.S.A. 40A:2-27(a)(2) of the Local Bond Law and N.J.S.A. 58:11B-9(a), the Local Unit hereby sells and awards its I-Bank Loan Bond to the I-Bank and its Fund Loan Bond to the State, in a total aggregate principal amount not to exceed $1,120,000, all in accordance with the provisions hereof. The Local Unit Bonds have been referred to and are described in (i) bond ordinance #2023-34 of the Local Unit, which bond ordinance is entitled "BOND ORDINANCE PROVIDING FOR MAIN STREET SEWER REPLACEMENT PROJECT, APPROPRIATING $1,400,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF $1,400,000 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE BOROUGH OF FLEMINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY" and was finally adopted by the Local Unit at a meeting duly called and held on December 11, 2023, at which time a quorum was present and acted throughout, all pursuant to the terms of the Local Bond Law and other applicable law, and (ii) bond ordinance #2024-20 of the Local Unit, which bond ordinance is entitled "BOND ORDINANCE AMENDING IN PART BOND ORDINANCE NO. 2023-34 ADOPTED ON DECEMBER 11, 2023, PROVIDING FOR THE MAIN STREET SEWER REPLACEMENT PROJECT, AND APPROPRIATING $1,400,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF $1,400,000 BONDS AND NOTES TO

FINANCE A PORTION OF THE COSTS THEREOF, IN ORDER TO EXPAND THE SCOPE OF IMPROVEMENTS TO INCLUDE THE LOCATING, REMOVAL AND REPLACEMENT OF GALVANIZED PIPES, AUTHORIZED IN AND BY THE BOROUGH OF FLEMINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY" and was finally adopted by the Local Unit at a meeting duly called and held on September 23, 2024, at which time a quorum was present and acted throughout, all pursuant to the terms of the Local Bond Law and other applicable law.

Section 2. The Chief Financial Officer of the Local Unit (the "Chief Financial Officer") is hereby authorized to determine, in accordance with the Local Bond Law and pursuant to the terms and conditions established by the I-Bank and the State under the Loan Agreements and the terms and conditions hereof, the following items with respect to the I-Bank Loan Bond and the Fund Loan Bond:

(a) The aggregate principal amounts of the I-Bank Loan Bond and the Fund Loan Bond to be issued;

(b) The maturity and annual principal installments of the Local Unit Bonds, which maturity shall not exceed thirty (30) years;

(c) The date of the Local Unit Bonds;

(d) The interest rates of the Local Unit Bonds;

(e) The purchase price for the Local Unit Bonds; and

(f) The terms and conditions under which the Local Unit Bonds shall be subject to redemption prior to their stated maturities.

Section 3. Any determination made by the Chief Financial Officer pursuant to the terms hereof shall be conclusively evidenced by the execution and attestation of the Local Unit Bonds by the parties authorized under Section 4(c) hereof.

Section 4. The Local Unit hereby determines that certain terms of the Local Unit Bonds shall be as follows:

(a) The I-Bank Loan Bond shall be issued in a single denomination and shall be numbered 2026B-1. The Fund Loan Bond shall be issued in a single denomination and shall be numbered 2026B-2;

(b) The Local Unit Bonds shall be issued in fully registered form and shall be payable to the registered owners thereof as to both principal and interest in lawful money of the United States of America; and

(c) The Local Unit Bonds shall be executed by the manual or facsimile signatures of the Mayor and the Chief Financial Officer under official seal or facsimile thereof affixed, printed, engraved or reproduced thereon and attested by the manual signature of the Local Unit Clerk.

Section 5. The I-Bank Loan Bond and the Fund Loan Bond shall be substantially in the form set forth in the I-Bank Loan Agreement and the Fund Loan Agreement, respectively.

Section 6. The law firm of Dilworth Paxson LLP is hereby authorized to arrange for the printing of the Local Unit Bonds, which law firm may authorize McCarter & English, LLP, bond counsel to the I-Bank and the State for the Program, to arrange for same. The Local Unit auditor is hereby authorized to prepare the financial information necessary in connection with the issuance of the Local Unit Bonds. The Mayor, the Chief Financial Officer and the Local Unit Clerk are hereby authorized to execute any certificates necessary or desirable in connection with the financial and other information.

Section 7. The terms of the Local Unit Bonds authorized to be set forth by the Chief Financial Officer in accordance with Section 2 hereof shall be ratified by the affirmative vote of 2/3 of the full membership of the governing body of the Local Unit.

Section 8. The Mayor and the Chief Financial Officer are hereby severally authorized to execute any certificates or documents necessary or desirable in connection with the sale of the Local Unit Bonds, and are further authorized to deliver same to the I-Bank and the State upon delivery of the Local Unit Bonds and the receipt of payment therefor in accordance with the Loan Agreements.

Section 9. This resolution shall take effect immediately.

Section 10. Upon the adoption hereof, the Local Unit Clerk shall forward certified copies of this resolution to Meghan Ann Bennett, Esq., Dilworth Paxson LLP, bond counsel to the Local Unit, and Richard T. Nolan, Esq., McCarter & English, LLP, bond counsel to the I-Bank.

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

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

Motion carried.

8. RESOLUTION 2026-70 – RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF LOAN AGREEMENTS TO BE EXECUTED BY THE BOROUGH OF FLEMINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, AND EACH OF THE NEW JERSEY INFRASTRUCTURE BANK, AND THE STATE OF NEW JERSEY, ACTING BY AND THROUGH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, ALL PURSUANT TO THE STATE FISCAL YEAR 2026 NEW JERSEY WATER BANK

WHEREAS, the Borough of Flemington (the "Local Unit"), in the County of Hunterdon, New Jersey, has determined that there exists a need within the Local Unit to acquire, construct, renovate or install the Project (the "Project") as defined in each of that certain Loan Agreement (the "I-Bank Loan Agreement") to be entered into by and between the Local Unit and the New Jersey Infrastructure Bank (the "I-Bank") and that certain Loan Agreement (the "Fund Loan Agreement", and together with the I-Bank Loan Agreement, the "Loan Agreements") to be entered into by and between the Local Unit and the State of New Jersey, acting by and through the New Jersey Department of Environmental Protection (the "State"), all pursuant to the State Fiscal Year 2026 New Jersey Water Bank (the "Program");

WHEREAS, the Local Unit has determined to finance the acquisition, construction, renovation or installation of the Project with the proceeds of a loan to be made by each of the I-Bank (the "I-Bank Loan") and the State (the "Fund Loan", and together with the I-Bank Loan, the "Loans") pursuant to the I-Bank Loan Agreement and the Fund Loan Agreement, respectively; and

WHEREAS, to evidence the Loans, each of the I-Bank and the State require the Local Unit to authorize, execute, attest and deliver the Local Unit's General Obligation Bonds, Series 2026B1, to the I-Bank (the "I-Bank Loan Bond") and General Obligation Bonds, Series 2026B2, to the State (the "Fund Loan Bond", and together with the I-Bank Loan Bond, the "Local Unit Bonds") in an aggregate principal amount not to exceed $1,120,000 pursuant to the terms of the Local Bond Law of the State of New Jersey, constituting Chapter 2 of Title 40A of the Revised Statutes of the State of New Jersey (the "Local Bond Law"), other applicable law and the Loan Agreements.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Local Unit as follows:

Section 1. The I-Bank Loan Agreement and the Fund Loan Agreement (collectively, the "Financing Documents") are hereby authorized to be executed and delivered on behalf of the Local Unit by either the Mayor or the Chief Financial Officer in substantially the forms attached hereto as Exhibits A and B, respectively, with such changes as the Mayor or the Chief Financial Officer (each an "Authorized Officer"), in their respective sole discretion, after consultation with counsel and any advisors to the Local Unit (collectively, the "Local Unit Consultants") and after further consultation with the I-Bank, the State and their representatives, agents, counsel and advisors (collectively, the "Program Consultants", and together with the Local Unit Consultants, the "Consultants"), shall determine, such determination to be conclusively evidenced by the execution of such Financing Documents by an Authorized Officer as determined hereunder. The Local Unit Clerk is hereby

authorized to attest to the execution of the Financing Documents by an Authorized Officer of the Local Unit as determined hereunder and to affix the corporate seal of the Local Unit to such Financing Documents.

Section 2. The Authorized Officers of the Local Unit are hereby further severally authorized to (i) execute and deliver, and the Local Unit Clerk is hereby further authorized to attest to such execution and to affix the corporate seal of the Local Unit to, any document, instrument or closing certificate deemed necessary, desirable or convenient by the Authorized Officers or the Local Unit Clerk, as applicable, in their respective sole discretion, after consultation with the Consultants, to be executed in connection with the execution and delivery of the Financing Documents and the consummation of the transactions contemplated thereby, which determination shall be conclusively evidenced by the execution of each such certificate or other document by the party authorized hereunder to execute such certificate or other document, and (ii) perform such other actions as the Authorized Officers deem necessary, desirable or convenient in relation to the execution and delivery thereof.

Section 3. This resolution shall take effect immediately.

Section 4. Upon the adoption hereof, the Local Unit Clerk shall forward certified copies of this resolution to Meghan Ann Bennett, Esq., Dilworth Paxson LLP, bond counsel to the Local Unit, and Richard T. Nolan, Esq., McCarter & English, LLP, bond counsel to the I-Bank.

A ***MOTION*** was made by Councilwoman Herbert to approve the Resolution, second by Councilman Levitt and on Roll Call the following was recorded:

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

Motion carried.

9. RESOLUTION 2026-71 – RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A PROJECT AGREEMENT TO BE EXECUTED BY THE BOROUGH OF FLEMINGTON, IN THE COUNTY OF HUNTERDON AND THE STATE OF NEW JERSEY, ACTING BY AND THROUGH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, ALL PURSUANT TO THE STATE FISCAL YEAR 2026 NEW JERSEY WATER BANK FINANCING PROGRAM FOR FUNDING THE BOROUGH OF FLEMINGTON'S MAIN STREET SANITARY SEWER IMPROVEMENTS PROJECT

WHEREAS, the Borough of Flemington (the "Local Unit"), in the County of Hunterdon, New Jersey, has determined that there exists a need within the Local Unit to acquire, construct, renovate or install a project consisting of sanitary sewer improvements along Main Street, including the removal and replacement of sanitary sewer pipe, manholes, laterals and cleanout assemblies, and all other work necessary, incidental or appurtenant thereto (the "Project"), as said Project is more particularly defined in that certain Project Agreement (the "Project Agreement") to be entered into by and between the Local Unit and the State of New Jersey, acting by and through the New Jersey Department of Environmental Protection (the "State"), all pursuant to the New Jersey Infrastructure Bank (the "I-Bank") State Fiscal Year 2026 New Jersey Water Bank Financing Program;

WHEREAS, the Local Unit has determined to finance the acquisition, construction, renovation or installation of the Project with the proceeds of a 100% principal forgiveness loan to be made by the State (the "100% principal forgiveness loan") pursuant to the Project Agreement.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Local Unit as follows:

Section 1. The Project Agreement is hereby authorized to be executed and delivered on behalf of the Local Unit by either the Mayor or the Chief Financial Officer in substantially the form attached hereto as Exhibit A, with such changes as the Mayor or the Chief Financial Officer (each an "Authorized Officer"), in their respective sole discretion, after consultation with counsel and any advisors to the Local Unit (collectively, the "Local Unit Consultants") and after further consultation with the I-Bank, the State and their representatives, agents, counsel and advisors (collectively, the "Program Consultants", and together with the Local Unit Consultants, the "Consultants"), shall determine, such determination to be conclusively evidenced by the execution of the Project Agreement by an Authorized Officer as determined hereunder. The Local Unit Clerk is hereby authorized to attest to the execution of the Project Agreement by an Authorized Officer of the Local Unit as determined hereunder and to affix the corporate seal of the Local Unit to the Project Agreement.

Section 2. The Authorized Officers of the Local Unit are hereby further severally authorized to (i) execute and deliver, and the Local Unit Clerk is hereby further authorized to attest to such execution and to affix the corporate seal of the Local Unit to, any document, instrument or closing certificate deemed necessary, desirable or convenient by the Authorized Officers or the Local Unit Clerk, as applicable, in their respective sole discretion, after consultation with the Consultants, to be executed in connection with the execution and delivery of the Project Agreement and the consummation of the transactions contemplated thereby, which determination shall be conclusively evidenced by the execution of each such certificate or other document by the party authorized hereunder to execute such certificate or other document, and (ii) perform such other actions as the Authorized Officers deem necessary, desirable or convenient in relation to the execution and delivery thereof.

Section 3. This resolution shall take effect upon the adoption hereof.

Section 4. Upon the adoption hereof, the Local Unit Clerk shall forward certified copies of this resolution to Meghan Ann Bennett, Esq., Dilworth Paxson LLP, bond counsel to the Local Unit, and Richard Nolan, Esq., McCarter & English, LLP, bond counsel to the I-Bank.

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

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

Motion carried.

10. RESOLUTION 2026-72 – RESOLUTION BY THE BOROUGH OF FLEMINGTON AUTHORIZING APPROVAL TO SUBMIT AN AWARD EXTENSION REQUEST FOR LA-2024 MA FLEMINGTON BOROUGH GARDEN LANE, MINE STREET, N. MAIN STREET TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION

WHEREAS, the State of New Jersey Department of Transportation (NJDOT), through the fiscal year 2024 Municipal Aid fund, has allotted a construction grant to the Borough in the Amount of $197,397.00 for the Improvement of Mine Street; and

WHEREAS, the Borough of Flemington previously entered into an agreement with the Department stipulating the terms and conditions pertaining to the availability of funds; and

WHEREAS, the NJDOT Municipal Aid agreement stipulated that a construction contract must be awarded by October 31, 2025; and

WHEREAS, the Borough of Flemington has been informed of lead service line removal & replacement, as well as sewer improvement work within the bounds of the project that may exceed the time allotted to award the project by October 31, 2025; and

WHEREAS, the Borough of Flemington requested a six (6) month extension of time from October 31, 2025, to April 30, 2026, for the award of a construction contract for the Improvement of Mine Street project.

WHEREAS, the NJDOT Municipal Aid approved the extension request, stipulating that a construction contract must be awarded by April 30, 2026; and

WHEREAS, the Borough of Flemington has been informed of lead service line removal & replacement, as well as sewer improvement work within the bounds of the project that may exceed the time allotted to award the project by April 30, 2026; and

WHEREAS, the Borough of Flemington is now requesting a six (6) month extension of time from April 30, 2026 to October 31, 2026 for the award of a construction contract for the Improvement of Mine Street project.

NOW, THEREFORE, BE IT RESOLVED that Council of Flemington Borough formally approves the request for a(n) Six (6) month award extension for the above stated project.

BE IT FURTHER RESOLVED that the Marcia A. Karrow and Clerk, or those authorized on their behalf, are to submit a formal request for a(n) Six (6) month award extension for the above referenced project to the New Jersey Department of Transportation.

BE IT FURTHER RESOLVED that Marcia A. Karrow and Clerk are hereby authorized to sign the Six (6) month award extension request on behalf of Flemington Borough and that their signature constitutes acceptance of the terms and conditions of the grant agreement.

A ***MOTION*** was made by Councilman Levitt to approve the Resolution, second by Councilman Arias and on Roll Call the following was recorded:

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

Motion carried.

11. RESOLUTION 2026-73 – RESOLUTION APPROVING THE WAIVER OF LATE FEES AND INTEREST TO HUNTERDON CENTRAL HIGH SCHOOL

WHEREAS, Hunterdon Central High School received a significantly larger bill for the period of 8/1/25 – 10/31/25 and it was brought to the attention of the water department; and

WHEREAS, after inspecting the meter in question for account # 7140425-0, it was determined to be faulty; and

WHEREAS, it has been determined that the water bill for the period should be reduced to the historical usage amount.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council that the Chief Financial Officer be authorized to refund $13,141.75 of the $21,875.90 bill to Hunterdon Central High School to bring it to a historical usage amount of $8,734.15.

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

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

Motion carried.

12. RESOLUTION 2026-74 – RESOLUTION AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE BOROUGH OF FLEMINGTON TO UNDERTAKE A PRELIMINARY INVESTIGATION OF BLOCK 35, LOTS 13, 14, 102, 103, & 104, BLOCK 36, LOTS 3 & 30, AND BLOCK 37, LOTS 1, 2, 3, 6, 17, 18 & 100 ("STUDY AREA") PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1, ET SEQ.) FOR CLASSIFICATION AS AN AREA IN NEED OF REDEVELOPMENT AND DIRECTING THE BOROUGH'S PLANNER TO PREPARE A STUDY INVESTIGATING WHETHER THE STUDY AREA, LOCATED GENERALLY AT "TURNABLE JUNCTION" QUALIFIES AS A CONDEMNATION AREA IN NEED OF REDEVELOPMENT

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "Redevelopment Law"), the Borough Council ("Borough Council") of the Borough of Flemington ("Borough") may direct the Planning Board of the Borough ("Planning Board") to conduct a preliminary investigation and public hearing to determine whether certain areas of the Borough constitute areas in need of redevelopment; and

WHEREAS, the Borough Council seeks to have the Planning Board undertake a preliminary investigation of Block 35, Lots 13, 14, 102, 103, & 104, Block 36, Lots 3 & 30, and Block 37, Lots 1, 2, 3, 6, 17, 18 & 100 (the "Study Area"); and

WHEREAS, Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-6, the Borough Council shall state whether the redevelopment area shall be a "non-condemnation redevelopment area," which is defined as a redevelopment area that shall not use the power of eminent domain authorized by the Redevelopment Law or whether the redevelopment area shall be a "condemnation redevelopment area," which is defined as a redevelopment area that may use the power of eminent domain authorized by the Redevelopment Law; and

WHEREAS, the Borough Council is designating the proposed redevelopment area to be a "condemnation redevelopment area;" and

WHEREAS, upon the completion of the preliminary investigation and public hearing, the Planning Board shall provide recommendations to the Borough Council as to its investigation of the Study Area, all in accordance with N.J.S.A. 40A:12A-6;

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

1. The Planning Board is hereby authorized and directed to conduct a preliminary investigation pursuant to the Redevelopment Law, specifically N.J.S.A. 40A:12A-6, to determine whether the Study Area satisfies the criteria set forth in N.J.S.A. 40A:12A-5, and should be designated as an area in need of redevelopment.

2. Any redevelopment area created pursuant to this authorization shall be a "non-condemnation redevelopment area" pursuant to N.J.S.A. 40A:12A-6.

3. The Borough/Planning Board Planner is hereby authorized and directed to assist the Planning Board in its preliminary investigation of the Study Area and to prepare a study investigating whether the Study Area constitutes a "non-condemnation area in need of redevelopment" under the Redevelopment Law.

4. As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the Study Area and the location of the various parcels contained therein. There shall be a statement appended to the map setting forth the basis for the investigation.

5. The Planning Board shall conduct a public hearing, after giving due notice of the proposed boundaries of the Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that the area delineated in the notice is a redevelopment area in accordance with the requirements of N.J.S.A. 40A:12A-6.

6. At the hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area. All objections to a determination that the Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.

7. After conducting its investigation, preparing a map of the Study Area, conducting a public hearing at which all objections to the designation are received and considered, the Planning Board shall make a recommendation to the Borough Council as to whether the Borough Council should designate all or a portion of the Study Area as an area in need of redevelopment pursuant to the Redevelopment Law.

8. The Mayor, Borough Clerk, Planner, and Attorney are each hereby authorized to take any necessary and appropriate actions in connection with the preliminary investigation of the Study Area, and are hereby authorized and directed to take such actions including, but not limited to, the negotiation of any and all documents necessary to undertake the investigation as being hereby ratified and confirmed.

9. This Resolution takes effect immediately upon adoption.

Mayor Karrow stated she wanted to say this publicly that she doesn't know when this was discussed since this is a major policy discussion. The Council just adopted an Ordinance to put teeth into our code to hammer the owner on cleanup. He is fully paid in taxes and has never asked for a tax abatement or a reassessment.

This Ordinance has never been discussed in public, so this is about the policy of transparency and the Open Public Meetings Act. Mayor Karrow read from the ACLU and the League of Municipalities regarding the New Jersey Open Public Meetings Act.

Mayor Karrow stated that while conversations between less than a majority, that is two members of a five-member vote are generally fine, they become illegal if they are part of a ruling discussion. That ultimately includes an affected majority. That means phone calls or having two of you talking at a time and then going on to another two. That is a ruling quorum danger. Mayor Karrow is very concerned about how this has appeared on the agenda. Mayor Karrow stated she asked the Council President a couple weeks ago, and he mentioned to me that this was going to move forward on doing a condemnation, a redevelopment plan, and a condemnation of Turntable Junction, when this was discussed. Council proving there's a public need to take private property is a very hard threshold and very expensive when you have an unwilling seller. To reward the owner by making it into a redevelopment area and then not being a willing seller is dangerous without allowing the Borough to try to use a brand-new Ordinance to hammer him.

Mayor Karrow asked Council when it was discussed in public or appeared in a closed session agenda. It's one thing to take an imminent domain land for road widening for public safety, a traffic lane for public safety, sewer or water areas for public health. It is another to go after an unwilling seller who has little to take it on other than, the Borough don't like the way it looks when the Borough has an Ordinance put in place that we haven't used. When Council talks about this stuff, you know, privately, you risk the lawsuit being that this was a violation of the Open Public Meetings Act.

Council President Parker stated he told the mayor he was going to put a Resolution on the agenda regarding Turntable Junction, the Mayor commented to Mr. Parker she did not know how she felt about that because people are tired of all of redevelopment.

Council Vice President Engelhardt stated she was the one who asked Council President Parker to bring this forward. She has been asking and frankly nagging our former Council President, our

current Council President for three years. She was approached a few times last year, at the beginning of this year by some of the business owners about this site and she has gotten a lot of questions from people regarding this property. This law is supposed to help municipalities encourage more investment. There's no reason why the Borough can't perhaps work with the existing owner or entertain new owners if the owner decides to sell. The owner just got a 10.98% increase in his reassessment. His property value has been going up and up and up.

Council Vice President Engelhardt remembers the mayor talking to the FID about how she wanted to try to work with the owner and impose fees on him. Council tried that and of course now we've changed the law because it was almost inspired by him because the Borough keeps getting his things kicked back. The owner is suing our own business owners.

The Council is asking the Planning Board to do a study to tell Council whether this is even an area in need of redevelopment. There's going to be many, many, many public sessions and opportunities for the public to speak. but letting it Turntable Junction continue in that shape is dangerous.

There are opportunities of money that can either help this existing landlord or a future property owner invest in it. This site is really important. It is a transitional space between Main Street and Stangl, and it is important from a retail standpoint, from a travel standpoint, that connectivity.

Mayor Karrow stated she doesn't disagree with what the vision is. Transitionally, Turntable, it's like the Borough's own Peddler's Village that connects Stangl and Central Avenue. And, you know, when we reaffirmed in 2023 that that zoning was going to stay where it was, a lot of it was about giving people more stuff to do and more shops and restaurants and all that.

Mayor Karrow stated she doesn't believe that threatening the owner will do anything other than, every action has an equal and opposite reaction. When Council wanted to do this, that's not what she's pushing back about, she's pushing back about the fact that Council is now having a discussion they should have had two weeks ago. The discussion should be held in public about what it's going to take, why it's being done, what the public policy is. It can embroil this town into a lawsuit for years. Unfortunately, the owner has shown no sign of cooperating in any way, shape or form or being a willing seller.

Mayor Karrow believes that the owner may conform once he starts getting hit with daily fines under our new Ordinance. Council President Parker stated he doesn't think the owner will conform since he hasn't complied yet.

Councilwoman Fusaro asked how Council bypassed N.J S.A. 40A-12A-14. That's in need of development or in need of rehabilitation versus development, which could ultimately lead to eminent domain. That is the end result in these instances. How did Council decide we're just going to go straight to redevelopment?

Mayor Karrow stated that when you do a resolution like this for redevelopment area, the Council has a choice of saying there won't be eminent domain.

Councilwoman Fusaro stated she would give instruction to the Planning Board to let Council know how much is vacant and abandoned, are there environmental issues and what is the actual end game.

Council President Parker stated once the Planning Board does a study to figure out what the options are that will be the beginning of this.

Council Vice President Englehardt discussed what the Planner will put in his report.

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

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

Motion carried.

13. RESOLUTION 2026-75 – RESOLUTION AWARDING THE DOCUMENT IMAGING CONTRACT TO TOSHIBA BUSINESS SOLUTIONS THROUGH ESCNJ COOPERATIVE PURCHASING, CONTRACT #ESCNJ 25/26-40, NTE $30,278.00 FOR 2026

WHEREAS, there is a need for archiving, managing and destroying Borough documents after approvals; and

WHEREAS, Toshiba Business Solutions has a solution for this awarded through the ESCNJ Cooperative Purchasing contract # ESCNJ 25/26-40; and

WHEREAS, the quote for the software portion of the project was received in the amount of $606.50 per month or $7,278.00 per year for a 5-year commitment; and

WHEREAS, the quote for the scanning and destruction portion of the project was received in the total amount of $82,243.33 which is anticipated to be phased in over a 3- or 4-year period.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council that document imaging project be awarded to Toshiba Business Solutions to include the following amounts in 2026 ($7,278.00 for the software and $30,000 for the document imaging).

BE IT FURTHER RESOLVED that the Chief Financial Officer certifies that funds for this are available in the following accounts: C-04-010-A11, C-04-809-B12, 6-01-630-220, 6-05-100-229, 6-07-100-229.

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

Councilman Arias	Yes
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 $426,802.20

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

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

Motion carried.

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: April 13, 2026