BOROUGH OF FLEMINGTON
REGULAR COUNCIL MEETING
MAY 11, 2026

Mayor Karrow called the meeting to order at 7:01 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

MAYOR'S REPORT:
Mayor Karrow reported that the Police Department had 27 criminal investigations for the month of April, which included harassment, sexual assault, stolen vehicle, DUI, assault, simple assault, trespass, drug possession and distribution and manufacturing, missing person, theft, and an angry driver who tried to hurt somebody with his own vehicle. There were 11 arrests made, including drugs, DUI, possession of paraphernalia, theft, and assault by a motor vehicle person, and 24 motor vehicle crashes, none had involved commercial vehicles, and one motor vehicle crash had an injury.

Mayor Karrow also reported that Sergeant McNally circuited the obstruction of public right-of-way Ordinance that he talked about at Council's last meeting, Sgt. McNally only received feedback back from Councilwoman Herbert and was tweaked by our attorney and circulated again by Sergeant McNally to everybody. Mayor Karrow wants to know if Council is ready to have that put on for an introduction at the next Council meeting. Council Vice President Engelhardt stated she received a phone call from our Property Maintenance Officer Dave Giuliani with some comments.

Mayor Karrow continued that she also received correspondence from the County Planning Board, and they'd like the Council to consider introducing an Ordinance to create a public path parallel to the Black River and Western Railroad line between Main Street and Rt. 31. That would be through the Cut Glass property as well as other properties where they don't have the width in their right of way to allow people to safely walk.

Mayor Karrow stated Fire Marshal, Ken McCormick identified that there is the need to block a parking spot out right where Chorister Place comes down to Spring Street because the turning width for a fire truck is not big enough, and because it's so close to a stop sign, it actually shouldn't be a parking space anyway, because this parking stop sign on Chorister Place doesn't require an Ordinance because there's already a State law, that you shouldn't have a car there so that parking space is going to be zoned off. Mr. McCormick would also like to see Chorister Place marked off as a fire zone, so nobody can park there at all, which will require an Ordinance. Mayor Karrow is waiting for Jay Troutman to write a memo regarding that and using at least one 15-minute parking space and turning it back into a full two-hour parking space on Main Street. Mayor Karrow will circulate that memo to Council and have the Borough Attorney prepare an Ordinance.

Council President Parker asked if Mr. McCormick is part of the parking committee. Mayor Karrow stated Mr. McCormick claims that he was not given any opportunity at all to opine anything to do with parking, design or the construction of the entire plan, until the Parking committee went to him regarding changing the direction of Spring Street parking.

Council Vice President Engelhardt stated the Fire Marshal was obviously asked to give his feedback when Planning Board went through site plan approvals, but Mr. McCormick was not an employee then. Mayor Karrow stated that Mr. McCormick stated that when they go through site plan approvals, they don't see the entire site plan itself as finished and finalized, and this plan has had a lot of changes.

Mayor Karrow asked for a consensus from Council to cancel the May 26, 2026, Council meeting. Council agreed to cancel the meeting.

COUNCIL MEMBER REPORTS

COUNCIL PRESIDENT PARKER:

Council President Parker reported he had a very long meeting with Mr. Cust last week and the target date is July 1st for the opening of the hotel. Council President Parker stated there are some people that he has asked to be invited to the grand opening, and we want to put some focus on the business owners that are on Main Street who have been tolerating this for quite some time. Mr. Cust has hired a public relations and marketing company, and he and Ally Norton will be meeting with them next week.

Council President Parker stated he doesn't think the Borough has great community to community relationship between the County, the Borough, and the State, it just seems disjointed, so he has reached out and is planning some meetings with people from all levels, including the Federal level. Council President Parker thinks there needs to be some light brought to Flemington and how they can help us, the Borough cannot do this on our own, we need to have some involvement from everybody's standpoint, and they need our involvement as well. He wanted to understand what was going on regarding Cut Glass, and had a conversation with the owner, Dave Dallas, to see what the Borough and Mr. Dallas can do to improve the site.

COUNCILMAN LEVITT:

Councilman Levitt reported the Borough will be raising the pride flag on June 1, 2026, and retroactively doing a small pride flag raising ceremony on June 8, 2026, prior to the Council meeting.

Councilman Levitt also reported he attended a parking meeting last week and made a new parking map for online publication which he put on the Borough website. Mayor Karrow and Traffic Engineer Jay Troutman completed an exhaustive survey of the various 15-minute parking areas around town and after thorough review by the parking committee, will be producing an Ordinance to get rid of a few that are no longer needed, some of which are not currently marked or signed and adding one or two. Speeding issues on Spring Street were also discussed, and to move the speed measuring sign there next to figure out the extent of the problem and figure out next steps.

Councilman Levitt and Council Vice President Engelhardt attended the County's most recent public meeting on the county bike plan. He was told that the Mayor and Chief Rotella had reviewed the plans, he agrees with most of the recommendations they came up with. He looks forward to working on implementing this once they officially publish the plan.

Councilman Levitt stated the next Shade Tree Commission meeting will be held May 13, 2026, Main St is closed until next Monday at the absolute latest to install the decorative stamped concrete intersection, and lastly, our DPW has installed the second set of RRFBs at the corner of North Main and Allen St.

COUNCILWOMAN HERBERT:

Councilwoman Herbert reported on April 29, 2026, that the Raritan/Flemington school budget was introduced, the detailed presentation is on their website, and their next meeting will be held May 13, 2026.

Councilwoman Herbert also reported the Council is a step closer to having a website presentation scheduled, and the newsletter submissions are due in early June. Council President Parker stated he would like the public relations person from the Union Hotel to contact Councilwoman Herbert to send her an article on hotel grand opening.

Councilwoman Herbert continued that the library board's meeting will be held on May 15, 2026.

COUNCILWOMAN FUSARO:

Councilwoman Fusaro reported the Environmental Committee cancelled the meeting on May 5, 2026, due to lack of business, but she wants to remind everybody the Borough cleanup is May 30, 2026, and the rain date is May 31, 2026, they will be targeting the areas of the Historic home and Garden tour.

Councilwoman Fusaro also reported that DPW painted three rusted doors, two in the Fire House and one in Borough Hall, and the only other thing that Council needs to address, is the apron in front of the Firehouse which Council approved last year.

COUNCIL VICE PRESIDENT ENGELHARDT:

Council Vice President Engelhardt stated she wanted to follow up on the bike meeting and thanked Chief Rotella for his input and also thanked any residents that responded to the survey that was sent out.

Council Vice President Engelhardt reported a Planning Board meeting will be held May 12, 2026, and thanked Karen Giffen for her service and time and as Chair as she steps down in that role.

Council Vice President Engelhardt continued that the April Animal Control report there was a dog-on-dog bite, as well as the fact that the people that were walking their dog also had some minor injuries. Please make sure that your fencing and whatever residents keep their dogs in on their property are secure.

Council Vice President Engelhardt mentioned that the Property Maintenance Officer, Dave Giuliani is back. The Borough is happy to have him back.

Council Vice President Engelhardt stated she did speak to Mr. McCormick regarding that fire zone versus parking zone on Chorister, and one of the takeaways is that this is a really good reason why Council needs to have a Municipal representative involved on a regular basis, maybe on monthly meetings or whatever with each development or large construction project. It doesn't have to be an area of redevelopment for any large construction project. Council needs to have regular meetings, regular monthly meetings with the owners, developers, because things like this happen over years and years. Mr. McCormick was supportive of this and really pushed for this, because it seems like a small thing, changing something from a parking zone to a fire zone but it helps both Mr. McCormick, the Police, and Dave Giuliani when it comes to holding people accountable for where they're parking.

Council Vice President Engelhardt also reported that the High School is having a blood drive on May 18, 2026, and the strategic planning sessions is online and June 8, 2026, the Board will be presenting the results of that strategic planning.

COUNCILMAN ARIAS:
Councilman Arias reported that the front of the Samuel Fleming House has been painted, scraped, and are working on the sides now and the painting should be done by next month. They also held their Mother's Day event on May 9, 2026.

Councilman Arias also reported the Historic Preservation Commission meeting will be held on May 20, 2026.

Councilman Arias made announcement that he was married today by Mary Melfi.

PUBLIC COMMENTS – SESSION I:
Jack Koontz, from Park Ave., stated he hasn't been back to a Council meeting in six to eight months and cannot believe Council hasn't done anything for parking on Park Avenue, even making it just residents only. Mr. Koons doesn't know what's taking so long. Council is making diagonal streets behind the Hotel to appease Mr. Cuss, and Council won't do anything to appease the citizens that don't have anywhere to park.

Mr. Koontz asked what is happening with the train station on Steve's property. This is the reason why Park Avenue doesn't have parking that the residents use to have, because the Borough deemed it historical. The Borough couldn't make Park Avenue and Foran Boulevard to go straight across and having that jog. That parking lot that they took down and made Steve's parking lot half the size was because of this building. This building was supposed to be moved either to Liberty Village, Turntable Village, or to the point by Steve's. The owner is getting away with letting it deteriorate; this is historical building. What is Council going to do about it.

Mr. Koontz stated the Borough has a parking issue of tractor trailers parking in front of the train station. Mr. Koons gets diesel fuel on his vehicles because they idle. There are parking signs all over the place, and no one obeys them, the best thing Council can do is to make it a dead end.

Rob Foehsel, from Mine Street stated he has bamboo trees in his backyard and wanted clarification on maintenance removal and is it required if it's already been planted. Mayor Karrow stated he does not have to remove it, unless it doesn't encroach on his neighbor's property. Mr. Foehsel stated it's already on his neighbor's properties. Mayor Karrow stated if his neighbors complain about it, he is responsible to mow it down and then the neighbor would have to maintain keeping it mowed down.

Rob Foehsel also stated his backyard does have a Borough easement and it's a drainage ditch for storm runoff. It is supposed to be maintained by the Borough, and it has never been maintained. In a big rain, the backyards from #81 up to #61 get flooded, so residents do have extensive rain damage on their property and will eventually need to get our property relined or regraded. Mayor Karrow stated he needs to discuss this with the DPW Director, Mike Campion.

Ally Norton, FID Director, thanked Chief Rotella, Sgt. McNally and Mike Campion who helped with the communication of the closings on Main Street.

Ms. Norton stated a tent sales will be held on May 17, 2026, and a Spring market is being hosted by two of the businesses on Stangl on May 16, 2026.

Ms. Norton stated the FID will hold a grand opening on May 14, 2026, at Mia Art on Mine, and our first Sip and Stroll will be on May 21, 2026.

Ms. Norton gave a quick update on beautification and signage. She has been working tirelessly with Fast Signs on the wayfinding signage. She thanked DPW as they have been trying to fix some issues that they had with the signage that was completed most recently, and working diligently to get that fixed so we can get the signage completed. A new art installation is going in at the Stangle open air gallery which will have a nice little grand opening at the Sip and Stroll and new planters for flowers on Main Street and Stangle are being looked at as well as some of the side streets.

Ms. Norton stated the last thing she wanted to share is very exciting news, the BID found out late last week that Flemington is one of the recipients of the FIFA grants and will be hosting an epic FIFA event on June 19, 2026, on Stangl.

WORKSESSION:

Mike Campion addressed the easement on Mine Street and stated DPW has cleaned that out twice. The last time was about five or six years ago, and they have to go to the DEP to request a GP, which is a general permit, and that only allows us to maintain from the headwall at 81 line, 20 feet downstream. When DPW did the two cleanups along there, it was found that residents were throwing their brush along the stream. That's a stream, not drainage. DEP will not allow the Borough to dredge the stream only 20 feet from the headwall.

Mr. Foehsel stated the headwall, he's assuming, is where the pipe comes out. There's a concrete barrier where the water comes out from the street, and asked if he can only maintain up to 20 feet after that? Mr. Campion answered 20 feet downstream. Mr. Campion will apply for the permit to clean it out which takes about eight months to get it.

1. DPW PRIORITIZATION LIST

Mayor Karrow stated this list is the DPW, the water department, and the sewer department. It's their own priorities. There's no cross talk in order that they want to see the money spent for whatever reason, whether it's infrastructure degradation or an order from the Federal Government, whatever it is, and then add in an estimated cost.

Council President Parker asked why is the well not on the list. Mr. Campion stated it's under Josh's number two.

Mayor Karrow stated Ken will be the first one to tell you if the Borough can get the EPA to back off on the ACO, then this whole list changes. Mr. Campion stated the EPA won't tell the Borough and commit to what will make this satisfactory to them, and that's part of the big problem.

Council Vice President Engelhardt asked if there is more stuff that must be done with the water tower stuff itself. She knows that the line on Shields must be replaced. Mr. Campion stated the new building up there is done. The Planning Board resolution from Raritan Township had Shields Avenue and Pennsylvania Avenue in the township. The Borough had to replace our lines and repave those roads in the Planning Board resolution while the Borough went for the new tank. The Borough is under a TCO with the Township for the water tank and the garage that was built. To get off the TCO and complete the Planning Board resolution, that would be Shields Avenue and Pennsylvania Avenue in the Township.

Council President Parker asked Mr. Campion does Main Street to Church Street need to be done by 2028 or will the Borough lose the 100% rate of pursuit. Mayor Karrow stated it's being engineered and designed for free by RVE, and the State is paying for their design, and they'll be ready to go next year in 2027. Mr. Campion stated either Mine Street or Main Street will be done this fall, and whatever road the Borough doesn't complete will be done in the spring of 2027.

Council Vice President Engelhardt asked Mr. Campion what are some things that are on your list that aren't on Josh's and Ken's list? What are some things that are on Josh's list that's not on yours and Ken's list, and what are some things that are on Ken's list that aren't on yours and Josh's list? Mr. Campion stated Ken's list was based on the developments towards the Hopewell North Main intersection, that's where the Borough has the overflows which the EPA's been getting on his department, and he doesn't know too much about what's going on with those two properties. Ken's list was all predicated on that development towards that end of town.

Mr. Campion stated with Josh's list, a lot of its State mandated from the DEP for the PFAS and the lead service lines.

Mr. Campion stated his list is all of it put together and especially the drivable roads, the main roads that he traveled the most. He did add Abbott Court to the list at the end based on how bad that road is. As the Borough completes roads, completes the list, he can move items up and add more items.

Council President Parker asked Mr. Campion if he could only have one or two of these projects done this year, what would they be? Mr. Campion stated that without any ACOs, it would be Shields Ave, Pennsylvania Ave, New Well at 200 Main St., and the Borough would have to wait on the EPA for the sewer, since that's going to cost a lot of money.

Council Vice President Engelhardt asked Mr. Campion what made Academy Street go as number five and number six behind Corcoran Street, especially with Academy Street flooding issues. Mr. Campions stated he has the completed plans by CME, the prior engineer, but the funding wasn't that great at the time. However, if RVE is willing to accept CME's plans, the Borough can go out to

bid for that once the Borough's funding is correct, and a lot of times the federal funding, especially if you've got the plans all done, will more than likely to get that work through quickly, but had to slide that down because of bonding issues.

2. LIBERTY VILLAGE DISCUSSION RELATING TO VARIOUS ELEMENTS TO BE DEVELOPED FOR AND DONATED TO FLEMINGTON BOROUGH

Mayor Karrow stated Beth McManus, the Borough Planner, sent out a memo regarding the little park on Brown Street and signage and hours. This was discussed last year at the DPW meeting with Councilman Fusaro, Council President Parker, me and the DPW. Not everybody heard the discussion or heard Mr. Campion, the DPW Director opine his thoughts on consistency with Tuccamirigan Park.

Mr. Campion stated that George Vallone reached out to him in September of last year by asking him the hours for the park for the sign Mr. Vallone must create. Mr. Campion ran it by the Public Works Committee in October, and his recommendation was dawn to dusk. Especially since the park is on Brown Street where there are so many homes, the Borough doesn't want people there at night. Tuccamirigan Park has two streetlights right there by the pavilion. Mr. Campion would like to keep it uniform with Tuccamirigan Park and have the park open from dawn to dusk.

The Council agreed that the park on Brown Street should be opened from dawn to dusk.

APPROVAL OF MINUTES:

Regular Session April 27, 2026

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

CONSENT:

1. RESOLUTION 2026-90 - RESOLUTION APPROVING A REFUND FOR THE REDEMPTION OF TAX SALE CERTIFICATE ON BLOCK 35, LOT 74.45

WHEREAS, funds have been remitted by the property owner to redeem tax sale certificate #25-00012 held by Bala Partners LLC. on Block 35 Lot 74.45, 5 Coppermine Village, assessed in the name Ryan Schwarz, 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
P.O. Box 303
Pottersville, NJ 07979

Principal	$ 2,968.34
Premium	$ 1,200.00
Interest & Fees	$ 228.87
Total:	$ 4,397.21

2. RESOLUTION 2026-91 - RESOLUTION APPROVING A REFUND FOR THE REDEMPTION OF TAX SALE CERTIFICATE ON BLOCK 10, LOT 21

WHEREAS, funds have been remitted by the property owner to redeem tax sale certificate #25-00004 held by Trystone Capital Assets, LLC. on Block 10 Lot 21, 15 New Jersey Ave, assessed in the name Dana & Daragh Odea, 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	$ 2,891.42
Premium	$ 1,000.00
Interest & Fees	$ 240.95
Total:	$ 4,132.37

3. RESOLUTION 2026-92 - RESOLUTION APPROVING A REFUND FOR THE REDEMPTION OF TAX SALE CERTIFICATE ON BLOCK 35, LOT 17.25

WHEREAS, funds have been remitted by the property owner to redeem tax sale certificate #25-00013 held by Ram Tax Lien Fund II LP. on Block 35 Lot 74.25, 25 Coppermine Village, assessed in the name Thomas & Mary Jiby, 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:

Ram Tax Lien Fund II LP
RTLF-NJ II LLC
PO Box 71054
Chicago, Il 60694-1054

Principal	$ 3,490.76
Premium	$ 1,200.00
Interest & Fees	$ 247.90
Total:	$ 4,938.66

A ***MOTION*** was made by Councilwoman Fusaro to approve the Consent Resolutions, seconded 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

A ***MOTION*** was made by Council President Parker to amend the agenda to add two Proclamations for Eagle Scouts, seconded by Council Vice President Engelhardt with all ayes.

WHEREAS, for Jackson's Eagle Scout service project it involved constructing a 15-foot-diameter fire ring area, complete with a central fire pit and benches, at Spruce Run Recreation Area in Clinton, NJ—creating a safe, communal campsite for large-group use.

WHEREAS, while the Eagle Scout service project is a significant milestone, it represents only one component of earning Scouting's highest rank.

THEREFORE, BE IT RESOLVED the Mayor and Council of the Borough of Flemington would like to recognize Jackson Celmer for his Eagle Scout service project and his dedication to Troop 65.

WHEREAS, for Jason's Eagle Scout service project he restored and renovated the Giving Garden at the Flemington Jewish Community Center, which provides fresh organic produce to local food pantries.

WHEREAS, while the Eagle Scout service project is a significant milestone, it represents only one component of earning Scouting's highest rank.

THEREFORE, BE IT RESOLVED the Mayor and Council of the Borough of Flemington would like to recognize Jason Snyder, Jr., for his Eagle Scout service project and his dedication to Troop 65.

A ***MOTION*** was made by Councilwoman Fusaro to approve the two Proclamations for the Eagle Scouts, seconded 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

PUBLIC HEARING:
4. 2026 BUDGET

Mayor Karrow read some budget points; the 2026 budget did not increase our tax rate and through careful and conservative operational spending paid down debt by $390,800 or 3.93% of our Borough debt. The 2026 budget decreases the tax rate by 1.43% while still permitting the Borough to continue to aggressively address our debt issue. The municipal tax per 100,000 and assessed value is $1,037.48 or a $33.07 increase from 2022. Based on the value of the average house in Flemington, this equates to about $1,144.72 increase. Several major cost categories went up worth noting, including another large increase in the cost of public health insurance. The 2026 budget is $783,000 more than the 2025 budget. The majority of this amount could be explained by insurance increases $331,600 and grants received $303,168.57. This budget aggressively replenishes the capital fund which had been depleted from 600,000 in 2019 down to 93,000 in 2023. By the end of 2026, the borough should have approximately $458,000 in our capital fund, and that includes buying those two fire trucks which the Borough paid right out of cash. This budget aggressively pays down principal on financing notes in the amount of $288,000 over the next three years, avoiding costly and wasteful interest payments. The Borough avoids paying over 12,000 in interest payments. This budget continues to keep the Borough on track with financial soundness and positions the Borough to pay off debt and plan for future capital projects, such as completing the Main Street project, fixing the wet weather facility, Academy Street, finishing the Police facility, and at least one additional well, doing so with the state of the predictable financial environment.

The budget brings our surplus to just over $2,217,000. It is the highest it has ever been in the history of the Borough and close to the amount recommended by our auditor, 25% of our budget total for 2.27 million. The Borough is $100,000 short of what our auditor wants, as well as where our bond rating company would like to see us.

With anticipated pilot funds from the hotel project starting in 2026, income from cannabis licenses and pilot payments in the future from Liberty Village, the Borough looks forward to a future which allows us to structure a flat budget with no tax increases for several more years.

CFO, Bill Hance, stated he has been working with Council President Parker to try to get some options for the Borough for medical insurance and hopefully bring that number down. He doesn't know how quickly they can do that, but hopefully by the fourth quarter of this year he and Council President Parker will have something to present to Council.

Mayor Karrow stated Mr. Hance worked hard for the Borough this year, finding ways to cut the budget which is getting to be such a struggle with inflation this year, it's just going to be a hard year. Mayor Karrow also thanked all the department heads for getting it and checking their bills too with all the costs of everything that's going on.

A ***MOTION*** was made by Council Vice President Engelhardt to open the Public Hearing, second by Council President Parker with a vote of all ayes.

There being no one from the public who wished to speak, Mayor Karrow closed the public hearing.

A ***MOTION*** was made by Council President Parker to close the Public Hearing, second by Council Vice President Engelhardt with a vote of all ayes.

A ***MOTION*** was made by Councilwoman Fusaro to adopt the Ordinance, 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.

REGULAR AGENDA:

5. RESOLUTION 2026-93 – 2026 SALARY RESOLUTION

A resolution to fix the rate of compensation of the Mayor, Council and non-union employees of the Borough of Flemington, County of Hunterdon, State of New Jersey.

BE IT ORDAINED, by the Mayor and Common Council of the Borough of Flemington, County of Hunterdon, State of New Jersey as follows:

Section 1: The rate of compensation of the following employees shall be on a yearly basis, payable quarterly and effective January 1, 2026:

Mayor	$6,120
Council Member	$4,935

Section 2: The rate of compensation of the following non-union employees shall be on a yearly basis, payable bi-weekly and effective January 1, 2026:

Borough Clerk (To include Registrar of Vital Statistics)	$92,875
Deputy Clerk / Technical Assistant to Construction Official	$78,671
Chief Financial Officer / Tax Collector	$66,791
Police Secretary	$43,470
Tax Assessor	$36,427
Deputy Treasurer / Deputy Tax Collector	$65,392
Construction Official / Building Sub-Code Inspector / Zoning Official	$55,036
Property Maintenance Officer (per hour rate)	$26.23
Fire Sub-Code Inspector	$13,184
Plumbing Sub-Code Inspector	$13,184
Electric Sub-Code Inspector	$14,728
Fire Marshal	$50,265
Planning Board Secretary	$30,000
Office of Emergency Management	$2,610
Department of Public Works Director / Recycling Coordinator	$141,785
Library Director (per hour rate)	$41.40

Librarian	$43,920

Fire Prevention Inspector (per hour rate)	$24.24
Right to Know Officer	$2,500
Library Aide (per hour rate)	$16- $20
Adult Crossing Guards (per hour rate)	$16 - $30
Tax Assessor Assistant (per hour rate)	$29.56
Parking Enforcement Officer (per hour rate)	$16 - $30
Special Police Officer: Class III (per hour rate)	$35 - $45
Casual Employees (per hour rate)	$16 - $60
Zoning Official	$4,000
Certified Zoning Official	$6,000

Section 3: The rate of compensation of the following police non-union employee shall be on a yearly basis, payable bi-weekly:

Chief of Police	$169,205

A ***MOTION*** was made by Councilwoman Fusaro 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.

PUBLIC COMMENT – SESSION II:
There was no public comment.

APPROVAL TO PAY THE BILLS:
AUTHORIZING PAYMENT OF THE BILLS IN THE AMOUNT OF $3,621,265.50

A ***MOTION*** was made by Council Vice President Engelhardt to pay the bills, seconded by Councilwoman Fusaro and on Roll Call vote 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.

A ***MOTION*** was made by Council Vice President Engelhardt to amend the Executive Session agenda to add Liberty Village, seconded by Councilman Levitt with all ayes.

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. CONTRACT NEGIOTIATIONS – REDEVELOPMENT
   - Captiva
   - Cardinal
   - Liberty Village

- 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 Councilwoman Fusaro, seconded by Council Vice President Engelhardt with a vote of all ayes.

ADJOURNMENT:

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

ATTEST:

Carla Conner, Borough Clerk

Marcia A. Karrow, Mayor

Adopted: June 8, 2026