RESOLUTION #2026-48

RESOLUTION APPROVING THE FLEMINGTON BOROUGH YARD SALES FOR MAY 2nd & 3rd, 2026 AND NOVEMBER 7th & 8th, 2026

WHEREAS, the Borough holds annual town wide yard sales in the Spring and Fall; and

WHEREAS, the Borough has designated the first Borough yard sale to be held on May 2nd & 3rd, 2026 with rain dates on May 9th & 10th, 2026, and the second yard sale to be held on November 7th & 8th, 2026, with rain dates November 14th & 15th, 2026; and

WHEREAS, for these events, the Borough will waive all fees and permit as required in section § 4-11 "GARAGE SALES" of the Borough Code.

THEREFORE, BE IT RESOLVED, that the Mayor and Council for the Borough of Flemington approve two Borough yards sales to be held on May 2nd & 3rd, 2026, with rain dates on May 9th & 10th, 2026, and the second yard sale to be held on November 7th & 8th, 2026, with rain dates November 14th & 15th, 2026 with all fees and permitting requirements waived for these events.

Adopted: March 9, 2026

ATTEST:

_____

Marcia A. Karrow, Mayor

_____

Carla Conner, Borough Clerk

CERTIFICATION

I, Carla Conner, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution duly authorized by the Mayor and Council on this 9th day of March, 2026.

_____

Carla Conner, Borough Clerk

RESOLUTION #2026-49

RESOLUTION AUTHORIZING THE RENEWAL OF TAXI LICENSES FOR 2026

WHEREAS, Ordinance 2017-3 sets eligibility criteria for obtaining a Taxi Owner's License in Flemington Borough, including vehicle insurance and registration, vehicle inspection, criminal background checks, and driver's license history and provides for 10 licenses to be issued; and

WHEREAS, Ordinance 2018-21 describes the renewal process for Taxi Owner's Licenses; and

WHEREAS, the following companies have met the renewal criteria and submitted all necessary fees for renewal of Taxi Owner's Licenses in 2026:

Cosmos Taxi Service, License 26-30

Mike Espinoza Taxi LLC, License 26-29

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Flemington in the County of Hunterdon, State of New Jersey, hereby approve the renewal of the above-listed Taxi Owner's Licenses, which will be effective from January 1, 2026 through December 31, 2026.

Adopted: March 9, 2026

ATTEST:

_____

Marcia A. Karrow, Mayor

_____

Carla Conner, Borough Clerk

CERTIFICATION

I, Carla Conner, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution duly authorized by the Mayor and Council on this 9th day of March, 2026.

_____

Carla Conner, Borough Clerk

RESOLUTION #2026-50

RESOLUTION APPROVING A REFUND FOR THE REDEMPTION OF TAX SALE CERTIFICATE ON BLOCK 18, LOT 26

WHEREAS, funds have been remitted by the property owner to redeem tax sale certificate #25-00006 held by Christiana T C/F CE1/Firstrust on Block 18 Lot 26, 49 Broad Street, assessed in the name Robert Shore, 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:

Christiana T C/F CE1/Firstrust
PO Box 5021
Philadelphia, PA 19111-5021

Principal	$15,136.54
Premium	$ 25,100.00
Interest & Fees	$ 1,398.84
Total:	$41,635.38

Adopted: March 9, 2026

ATTEST:

_____
Marcia A. Karrow, Mayor

_____
Carla Conner, Borough Clerk

CERTIFICATION

I, Carla Conner, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution duly authorized by the Mayor and Council on this 9th day of March, 2026.

_____
Carla Conner, Borough Clerk

ORDINANCE NO. 2026-07

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-2 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 § 7-4.4, no person shall park between the hours specified upon any of the following described streets or parts of streets.

SCHEDULE II:
PARKING PROHIBITED DURING CERTAIN HOURS ON CERTAIN STREETS

Name of Street	Sides	Hours	Location
Main Street	Both	1:00 a.m. to 6:00 a.m.	Between the Main Street Route 12 Circle to the Main Street-East Main Street-North Main Street intersections.
East Main Street	West	1:00 a.m. to 6:00 a.m.	Between the Main Street-Pennsylvania Avenue intersection to New Jersey Route 31.
North Main Street	West	1:00 am. to 6:00 a.m.	Between the Main Street-North Street intersection to the Borough line on the north.
North Main Street	East	1:00 am. to 6:00 a.m.	Between Hopewell Avenue to the Borough line on the north.
Bloomfield Avenue	**South**	**1:00 am to 6:00 am**	**Between Main Street and Spring Street.**

SECTION III.

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	North side from a point of 25 feet west of westerly curbline of Park Avenue to a point of 131 feet west thereof.

SCHEDULE III:
PARKING TIME LIMITED ON CERTAIN STREETS

Name of Street	Sides	Time Limit	Hours		Location
			through Friday		
Capner Street [Repealed 7-8-2019 by Ord. No. 2019-15]					
Capner Street	South	15 min.	7:00 a.m. 6:00 p.m.	to	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.	7:00 a.m. 7:00 p.m.	to	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. 6:00 p.m.	to	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. 6:00 p.m.	to	From a point 51 feet south of the southerly curb line of Mine Street projected to a point 100 feet south thereof.
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.

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 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.
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.

SCHEDULE III:
PARKING TIME LIMITED ON CERTAIN STREETS

Name of Street	Sides	Time Limit	Hours		Location
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.
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 IV.

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.
Williams Street	Both	7:30 a.m. to 4:30 p.m.	From Broad Street east to Elwood Avenue.

SCHEDULE XV: PERMIT PARKING

Name of Street	Sides	Hours	Location
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.
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 V.

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.~~
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**	**4 hours**	**9:00 a.m. to 1 a.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 VII.

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	7:00 p.m. to 7:00 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 VI.

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

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

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

Introduced: February 23, 2026
Adopted:

ATTEST:

_____
Marcia A. Karrow, Mayor

_____
Carla Conner, Borough Clerk

RESOLUTION #2026-51

RESOLUTION APPOINTING CGP&H AS THE AFFORDABLE HOUSING AGENT

WHEREAS, the Borough of Flemington has a need to acquires an Affordable Housing Agent as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5 as appropriate; and

WHEREAS, the position of Affordable Housing Agent is an exempt professional service pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.

WHEREAS, the term of this contract is one (1) year; and

WHEREAS, CPG&H has presented a pricing model not to exceed $13,500 per annum for Administrative Agent General Services;

WHEREAS, other services described in CPG&H's proposal are on an as-needed basis and further authorization shall be necessary if and when the Borough chooses to avail itself of these services.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Flemington in the County of Hunterdon, State of New Jersey, hereby appoints CGP&H as the Affordable Housing Agent for the Borough of Flemington effective April 1, 2026 through March 31, 2027; and

BE IT FURTHER RESOLVED that the Mayor of the Borough of Flemington is hereby authorized to enter into said agreement with CGP&H for an amount not to exceed $13,500.

IT IS FURTHER RESOLVED that the Chief Financial Officer has certified that funds are available in the 2026 budget.

IT IS FURTHER RESOLVED that notice of this Resolution shall be published in the official newspapers of the Borough of Flemington as required by law.

Adopted: March 9, 2026

ATTEST:

_____

Marcia A. Karrow, Mayor

_____

Carla Conner, Borough Clerk

CERTIFICATION

I, Carla Conner, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution duly authorized by the Mayor and Council on this 9th day of March, 2026.

_____

Carla Conner, Borough Clerk

RESOLUTION #2026-52

BOROUGH OF FLEMINGTON, COUNTY OF HUNTERDON, STATE OF NEW JERSEY

RESOLUTION APPROVING THE FOURTH ROUND AFFORDABLE HOUSING TRUST FUND SPENDING PLAN

WHEREAS, the Mayor and Council of the Borough of Flemington has approved a Development Fee Ordinance, which was first approved by the Mayor and Council on Affordable Housing (COAH) or Superior Court in Hunterdon County, and which was last amended in 2026, and which sets forth standards for the collection, maintenance, and expenditure of development fees; and

WHEREAS, the municipal Development Fee Ordinance established an Affordable Housing Trust Fund that includes development fees payments from developers in lieu of constructing affordable units on-site, barrier free escrow funds, rental income, repayments for affordable housing program loans, recapture funds, proceeds from the sale of affordable units, and/or funds collected in connection with the municipality's affordable housing program; and

WHEREAS, the Municipality's current Affordable Housing Trust Fund Spending Plan was approved by the Court in Hunterdon County as part of the Third Round Affordable Housing declaratory judgment action; and

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (hereinafter the "FHA-2") which governs how municipalities will comply with their affordable housing obligations for the Fourth Round (2025-2035); and

WHEREAS, the Borough of Flemington Planning Board adopted the Fourth Round Housing Element and Fair Share Plan on June 24, 2025 following a public hearing thereon all in accordance with the requirements of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., and the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq; and

WHEREAS, in addition to same, the Municipal Affordable Housing Planner has prepared a proposed Fourth Round Affordable Housing Trust Fund Spending Plan consistent with the FHA-2, and applicable regulations, which projects anticipated revenues for the Borough's Affordable Housing Trust Fund and describes the anticipated expenditures of these funds; and

WHEREAS, the Municipality filed the 2025 Fourth Round Housing Element and Fair Share Plan, and all relevant supporting documentation and exhibits with the Court and the Program in the 2025 declaratory judgment action; and

WHEREAS, the Municipality executed a Mediation Agreement with Fair Share Housing Center on that states, among other items, that a Fourth Round Spending Plan will be adopted before March 15, 2026; and

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

1. The Governing Body of the Borough of Flemington hereby approves the Fourth Round Affordable Housing Trust Fund Spending Plan, attached hereto as Exhibit A; and

2. The Municipal Attorney is hereby directed to file this Resolution and the Borough's proposed Fourth Round Spending Plan with the Program and Court in the "2025 Action"; and

3. The Municipal Attorney, Municipal Planner, and all other appropriate officials, employees and other professionals of the Municipality are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of this Resolution such that the Borough maintains its immunity from exclusionary zoning and builder's remedy litigation; and

4. A certified copy of this Resolution and the Fourth Round Affordable Housing Trust Fund Spending Plan shall remain on file with the Borough for the purpose of public inspection; and

5. The Municipality further reserves the right to amend and supplement its Fourth Round Affordable Housing Trust Fund Spending Plan in accordance with applicable law should such further amendments be required or necessary; and

Adopted: March 9, 2026

ATTEST:

_____
Marcia A. Karrow, Mayor

_____
Carla Conner, Borough Clerk

CERTIFICATION

I, Carla Conner, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution duly authorized by the Mayor and Council on this 9th day of March, 2026.

_____
Carla Conner, Borough Clerk

RESOLUTION #2026-53

Borough of Flemington, County of Hunterdon, State of New Jersey

RESOLUTION OF THE BOROUGH OF FLEMINGTON ADOPTING AN "AFFIRMATIVE MARKETING PLAN"

WHEREAS, in accordance with P.L. 2024, Chapter 2 and the New Jersey Uniform Housing Affordability Controls ("UHAC")(N.J.A.C. 5:80-26.1 *et seq.*), the Borough of Flemington is required to adopt an Affirmative Marketing Plan to ensure that all affordable housing units created are affirmatively marketed to very low-, low- and moderate-income households, particularly those living and/or working within Housing Region 3, the Housing Region encompassing the Borough of Flemington.

NOW, THEREFORE, BE IT RESOLVED, that the Governign Body of the Borough of Flemington, County of Hunterdon, State of New Jersey, does hereby adopt the following Affirmative Marketing Plan:

Affirmative Marketing Plan

A. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, English-speaking ability, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children, source of lawful income, or any other characteristic described in the New Jersey Law Against Discrimination, to housing units which are being marketed by a developer or sponsor of affordable housing. The Affirmative Marketing Plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward the Housing Region in which the municipality is located and covers the entire period of the deed restriction for each restricted housing unit. The Borough of Flemington is located in Housing Region 3, consisting of Hunterdon, Middlesex and Somerset Counties.

B. The Brough of Flemington has a plan to address both its Prior Round Obligation (1987-2025) and its Fourth Round Obligation (2025-2035). This Affirmative Marketing Plan shall apply to all developments that contain or will contain very low-, low- and moderate-income units, including those that are part of the municipality's Housing Element and Fair Share Plan, and those that may be constructed in future developments not yet anticipated by the Housing Element and Fair Share Plan.

C. The Affirmative Marketing Plan shall be implemented by the Administrative Agent under contract to the Borough of Flemington or the Administrative Agent of any specific developer approved by the municipality.

D. All of the costs of advertising and affirmatively marketing affordable housing units shall be borne by the developers/sellers/owners of affordable unit(s), and all such advertising and affirmative marketing shall be subject to approval and oversight by the designated Administrative Agent.

E. The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days prior to expected occupancy. The implementation of the Affirmative Marketing Plan shall continue until all very low-, low- and moderate-income housing units are initially occupied and for as long as the affordable units remain deed restricted such that qualifying new tenants and/or purchasers continues to be necessary.

F. The Affirmative Marketing Plan is a continuing program that shall be followed throughout the entire period of affordability restrictions. In implementing the Affirmative Marketing Plan, the Administrative Agent, whether acting on behalf of the Borough of Flemington or on behalf of a specific developer, shall meet the following requirements at a minimum:

1. The primary marketing and advertising must be employed at the start of the marketing program and continue until all units are leased or sold or until the number of applications received is at least three times the number of units. Additional advertising and publicity shall be on an "as needed" basis. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of all publications to the Administrative Agent. All press releases and advertisements shall be approved in advance by the Administrative Agent.

2. The advertisements shall, at a minimum, include:

   a. The name and location of the housing project;

   b. An address sufficient to find directions to the housing units;

   c. A range of prices or rents for the affordable housing units;

   d. The sizes, as measured in number of bedrooms of the affordable housing units;

   e. The types (that is, family, age-restricted, or supportive) and number of affordable units available;

   f. The number of units available to very low-, low-, and moderate-income households;

   g. The accessibility features, if any, of the affordable housing units;

   h. The maximum income permitted to qualify for the affordable housing units;

   i. The population(s), if any, given preference in the selection process pursuant to N.J.A.C. 5:80-26.17(k)2;

   j. Where applications (paper and online) for the affordable housing units may be found;

   k. The expected lease-up/closing date(s) for the affordable housing units;

   l. The expected date of the random selection;

   m. The business hours when interested households may obtain paper applications for the affordable housing units;

n. Contact information, including an email address and phone number that are regularly monitored by the administrative agent;

o. The name of the sales agent and/or rental manager; and

p. Application fees, if any.

3. Affirmative fair marketing of affordable units must be completed in accordance with the requirements set forth in UHAC at N.J.A.C. 5:80-26.16 in all media and outlets required by the rules.

4. Each affordable housing development must complete worksheet substantially in the form of the model affirmative marketing worksheet published by the state.

5. Affordable units must be listed on the New Jersey Housing Resource Center's website (www.njhrc.gov) in accordance with N.J.A.C. 5:80-26.16(f)1 at least 60 days before the random selection.

6. Applications, or notices thereof, used as part of the affirmative marketing program must be available in the following locations:

a. Hunterdon County Administration Building, 71 Main St, Flemington, NJ 08822. Middlesex County Administrative Building, 75 Bayard St, New Brunswick, NJ 08901. Somerset County Administrator, 20 Grove St, Somerville, NJ 08876.

b. Hunterdon County Public Library, 314 NJ-12, Flemington, NJ 08822. Middlesex Public Library, 1300 Mountain Ave, Middlesex, NJ 08846. Somerset County Library System of New Jersey, 1 Vogt Dr, Bridgewater, NJ 08807.

a. Fair Share Housing Center, 1 Ethel Lawrence Blvd, Mt Laurel Township, NJ 08054. The Latino Action Network, 13 Birch Dr, Freehold, NJ 07728. New Jersey State NAACP, 4326 Harbor Beach Blvd. # 775, Brigantine, New Jersey 08203. Supportive Housing Association, 185 Valley St, South Orange Village, NJ 07079

b. The municipality's Administrative Agent, or the Administrative Agent of a specific developer, shall comply with all requirements set forth in N.J.S.A. 52:27D-321.3 et seq. with regard to the affirmative marketing of affordable housing units.

G. The municipality's Administrative Agent shall develop, maintain and update a list of community contact person(s) and/or organizations(s) in Hunterdon, Middlesex and Somerset Counties that will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region, including major regional employers.

H. The municipality's Administrative Agent shall develop, maintain and update a list of major employers in Hunterdon, Middlesex and Somerset Counties that will aid in the affirmative marketing program.

I. A random selection method to select occupants of very low-, low- and moderate-income housing will be used by the municipality's Administrative Agent, or the Administrative

Agent of any specific developer, in conformance with N.J.A.C. 5:80-26.16(d). This Affirmative Marketing Plan provides a state-wide and/or regional preference for very low-, low- and moderate-income households that live and/or work in Housing Region 3, which is comprised of Hunterdon, Middlesex and Somerset Counties. Pursuant to the New Jersey Fair Housing Act (C.52:27D-311), a preference for very low-, low- and moderate-income veterans duly qualified under N.J.A.C. 54:4-8.10 may also be exercised, provided an agreement to this effect has been executed between the developer or landlord and the municipality prior to the affirmative marketing of the units.

J. All developers/owners of very low-, low- and moderate-income housing units shall be required to undertake and pay the costs of the marketing of the affordable units in their respective developments, subject to the direction and supervision of the municipality's Administrative Agent.

BE IT FURTHER RESOLVED that the appropriate municipal officials and professionals are authorized to take all actions required to implement the terms of this Resolution.

BE IT FURTHER RESOLVED that this Resolution shall take effect pursuant to law.

Adopted: March 9, 2026

ATTEST:

_____
Marcia A. Karrow, Mayor

_____
Carla Conner, Borough Clerk

CERTIFICATION

I, Carla Conner, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution duly authorized by the Mayor and Council on this 9th day of March, 2026.

_____
Carla Conner, Borough Clerk

RESOLUTION #2026-54

RESOLUTION DETERMINING THE FORM AND OTHER DETAILS OF NOT EXCEEDING $280,000 GENERAL OBLIGATION BONDS, SERIES 2026A, 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 2026A1, to the I-Bank (the "I-Bank Loan Bond") and General Obligation Bonds, Series 2026A2, 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 $280,000, 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 $280,000, 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 2026A-1. The Fund Loan Bond shall be issued in a single denomination and shall be numbered 2026A-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.

Adopted: March 9, 2026

ATTEST:

_____
Marcia A. Karrow, Mayor

_____
Carla Conner, Borough Clerk

CERTIFICATION

I, Carla Conner, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution duly authorized by the Mayor and Council on this 9th day of March, 2026.

_____
Carla Conner, Borough Clerk

CERTIFICATE

RESOLUTION #2026-55

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 2026A1, to the I-Bank (the "I-Bank Loan Bond") and General Obligation Bonds, Series 2026A2, 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 $280,000 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.

Adopted: March 9, 2026

ATTEST:

_____
Marcia A. Karrow, Mayor

_____
Carla Conner, Borough Clerk

CERTIFICATION

I, Carla Conner, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution duly authorized by the Mayor and Council on this 9th day of March, 2026.

_____
Carla Conner, Borough Clerk

EXHIBIT A

FORM OF I-BANK LOAN AGREEMENT

EXHIBIT B

FORM OF FUND LOAN AGREEMENT

RESOLUTION #2026-56

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 LEAD AND GALVANIZED WATER SERVICE TEST PIT AND REPLACEMENT 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 water service line test pits and the replacement of lead and galvanized water service lines (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.

Adopted: March 9, 2026

ATTEST:

_____
Marcia A. Karrow, Mayor

_____
Carla Conner, Borough Clerk

CERTIFICATION

I, Carla Conner, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution duly authorized by the Mayor and Council on this 9th day of March, 2026.

_____
Carla Conner, Borough Clerk

EXHIBIT A

FORM OF PROJECT AGREEMENT

RESOLUTION #2026-57

RESOLUTION AUTHORIZING THE OFFICE OF EMERGENCY MANAGEMENT AND THE FLEMINGTON BOROUGH POLICE DEPARTMENT TO PURSUE FUNDING THROUGH THE FISCAL YEAR 2027 COMMUNITY PROJECT FUNDING PROGRAM FOR THE SEVENTH CONGRESSIONAL DISTRICT OF NEW JERSEY

WHEREAS, the Borough of Flemington has recently acquired and is renovating a public safety facility located at 200 Main Street to serve as the new Flemington Borough Police Department headquarters; and

WHEREAS, the Borough seeks to complete renovations necessary for the Police Department to fully utilize the facility and enhance public safety services for the community; and

WHEREAS, the Borough of Flemington Office of Emergency Management seeks to establish a dedicated Emergency Operations Center (EOC) within the facility to support emergency coordination, disaster response, and continuity of government operations during emergencies; and

WHEREAS, the Borough recognizes the importance of modern emergency management infrastructure and improved public safety facilities to protect residents, businesses, and visitors; and

WHEREAS, the Fiscal Year 2027 Community Project Funding program for the Seventh Congressional District of New Jersey provides an opportunity for municipalities to seek federal support for critical public safety and infrastructure projects.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Flemington, County of Hunterdon, State of New Jersey, that the Borough hereby supports the development of a Borough Emergency Operations Center within the public safety facility located at 200 Main Street; and

BE IT FURTHER RESOLVED that the Flemington Borough Office of Emergency Management is hereby authorized to seek funding, partnerships, and other forms of support for the planning, design, and construction of an Emergency Operations Center project at the facility; and

BE IT FURTHER RESOLVED that the Flemington Borough Police Department is hereby authorized to pursue funding opportunities and support for the continued renovation and completion of the police department facility at 200 Main Street; and

BE IT FURTHER RESOLVED that the Borough of Flemington Office of Emergency Management, Police Department, and other appropriate officials are authorized to prepare and submit applications and supporting documentation for the Fiscal Year 2027 Community Project Funding program and any other available funding opportunities related to these projects.

Adopted: March 9, 2026

ATTEST:

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Marcia A. Karrow, Mayor

_____

Carla Conner, Borough Clerk

CERTIFICATION

I, Carla Conner, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution duly authorized by the Mayor and Council on this 9th day of March, 2026.

_____

Carla Conner, Borough Clerk

RESOLUTION #2026-58

APPROVING FIREWORKS ON JULY 3, 2026 WITH A RAIN DATE OF JULY 5, 2026, AUTHORIZING ROAD CLOSURES AND WAIVING THE PERMIT FEE

WHEREAS, the Flemington Parks and Recreation Committee has requested permission to hold fireworks on July 3, 2026 with a rain date of July 5, 2026 at the Reading Fleming Intermediate School (RFIS); and

WHEREAS, the fireworks organizers have requested the fee for the permit be waived; and

WHEREAS, the fireworks organizers have requested that the RFIS property be closed, along with Allen Street from Court Street to Youngs Drive, Capner Street from the Borough line to Abbott Court and Court Street from Allen Street to Park Avenue from 3:00pm to 11:00pm; and

WHEREAS, the Flemington Borough Police Department has reviewed and approved the request for the street closures; and

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Flemington, County of Hunterdon, State of New Jersey, that the request submitted by the fireworks organizers to hold the fireworks on July 3, 2026 with a rain date of July 5, 2026 at RFIS is hereby approved and the permit fee is waived; and

BE IF FURTHER RESOLVED, by the Mayor and Council of the Borough of Flemington, County of Hunterdon, State of New Jersey, that the RFIS property and street closures requested are approved.

BE IT FURTHER RESOLVED, that Borough officials and representatives as needed are authorized to sign documents to support the fireworks display described above.

Adopted: March 9, 2026

ATTEST:

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Marcia A. Karrow, Mayor

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Carla Conner, Borough Clerk

CERTIFICATION

I, Carla Conner, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution duly authorized by the Mayor and Council on this 9th day of March, 2026.

_____

Carla Conner, Borough Clerk

RESOLUTION #2026-59

RESOLUTION AWARDING A CONTRACT TO RISK STRATEGIES TO PROVIDE INSURANCE BROKER SERVICES

WHEREAS, the cost of employee benefits provided through the State Health Benefits Program has increased over 30% this year and the Borough of Flemington would like to study if there is a better alternative for this coverage; and

WHEREAS, there is a need for insurance broker services to search for alternatives and provide detailed cost savings information; and

WHEREAS, prospective brokers were interviewed and it has been determined that Risk Strategies is the best qualified broker for the Borough.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council that a contract be awarded to Risk Strategies to provide insurance broker services.

Adopted: March 9, 2026

ATTEST:

_____
Marcia A. Karrow, Mayor

_____
Carla Conner, Borough Clerk

CERTIFICATION

I, Carla Conner, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution duly authorized by the Mayor and Council on this 9th day of March, 2026.

_____
Carla Conner, Borough Clerk

RESOLUTION #2026-60

RESOLUTION APPROVING THE 2026 FLEMINGTON SPECIAL IMPROVEMENT DISTRICT BUDGET

WHEREAS, at its regular meeting of January 26, 2026, the Governing Body of the Borough of Flemington introduced the Flemington Borough Special Improvement District budget for the period of January 1, 2026 through December 31, 2026 which budget is annexed hereto; and

WHEREAS, after notice of advertisement of the complete budget in a newspaper of general circulation and in the Clerk's office, the Governing Body conducted a public hearing during its regular meeting on March 9, 2026; and

WHEREAS, during the public hearing, all persons having interest in the budget were given the opportunity to present objections; and

WHEREAS, the Governing Body of the Borough of Flemington, having considered the comments at the public hearing, is of the opinion that it is appropriate and desirable to ratify and adopt the budget without amendment as advertised; and

WHEREAS, pursuant to N.J.S.A. 40:56-80 and N.J.S.A. 40:56-84, the Governing Body of the Borough of Flemington is required to adopt the budget by Resolution after closing the hearing.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Flemington that:

1. The Flemington Borough Special Improvement District 2026 budget is approved by the Governing Body of the Borough of Flemington, and it is approved for the period of January 1, 2026 through December 31, 2026 in the amount of $587,000, to be collected via the Special Improvement Tax.

2. The Municipal Assessor shall prepare an assessment roll setting forth separately the amounts to be specially assessed against the benefited and assessed properties in the district, as listed in the Ordinance establishing the district, which assessment roll shall include a description of the property and the name of the record owner of each such property;

3. This special assessment shall be collected with either the regular tax payment (or payment in lieu of taxes) or otherwise on properties located within the Borough of Flemington as set forth within the Ordinance and the assessment as follows: Schedule A (Downtown) shall be assessed at 66% and Schedule B (Highway) shall be assessed at 34%;

4. Payments the District received by the Borough of Flemington shall be transferred to the Flemington Borough Business Improvement District Management Corporation to be expended in accordance with the approved budget; and

5. The Borough Clerk is hereby authorized to forward a certified copy of this resolution to Flemington Borough Business Improvement District Management Corporation, the Hunterdon County Board of Taxation and the Director of the Division of Local Government Services in the State of New Jersey Department of Community Affairs.

Adopted: March 9, 2026

ATTEST:

_____
Marcia A. Karrow, Mayor

_____
Carla Conner, Borough Clerk

CERTIFICATION

I, Carla Conner, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution duly authorized by the Mayor and Council on this 9th day of May, 2026.

_____
Carla Conner, Borough Clerk