

Mayor and Common Council Borough of Flemington

March 14, 2022

Online during COVID-19 Emergency

Call to Order (6:30 PM)

Mayor Driver called the meeting to order at 6:30 p.m. All Council members were present except Ms. Giles-McCormick and Mr. Johnston. Mayor Driver read the following statements:

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of March 14, 2022 was included in a list-of-meetings notice sent to the Hunterdon County Democrat and Courier-News on Jan. 5, 2022, posted on the bulletin board at Borough Hall on that date, and has remained continuously posted as required. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Borough Clerk.

Certain measures are currently in place providing relief to ratepayers experiencing economic hardship during the COVID-19 pandemic. For more information please go to our website at www.historicflemington.com or contact Rebecca Newman at rnewman@historicflemington.com or call 908-782-8840. The New Jersey Department of Community Affairs (DCA) has developed a Low Income Household Water Assistance Program (LIHWAP). This program is designed to assist water and sewer customers facing economic hardship due to the COVID-19 pandemic. Further information is available on the borough website.

Executive Session (6:30 PM)

1. RESOLUTION 2022-82: RETIRING INTO EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSING A PERSONNEL MATTER INVOLVING A PUBLIC WORKS DEPARTMENT EMPLOYEE

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jeremy Long, Council President
SECONDER:	Jessica Hand, Council Vice President
AYES:	Jessica Hand, Jeremy Long, Elizabeth Rosetti, Kimberly Tilly
ABSENT:	Caitlin Giles-McCormick, Malik Johnston

Minutes kept separately. Session ended at 7 p.m., and Mayor Driver announced that action will be taken during the regular Council meeting.

Work Session (7:00 PM)

The Planet Networks presentation about fiber broadband was postponed until later in the regular meeting, since the presenter was not in attendance. Mayor Driver noted that the Planning Board will be back in session in person next week, while also broadcasting the meeting over the Zoom platform. Other committees may also start meeting again in person; the option of holding hybrid meetings - both online and in person - is not mandatory, the mayor said. The work session adjourned at 7:10 p.m., until the start of the regular meeting.

Regular Meeting (7:30 PM)

This meeting is being held in conformance with the Open Public Meetings Act.

Flag Salute

Roll Call:

Attendee Name	Title	Status	Arrived
Caitlin Giles-McCormick	Council Member	Present	7:30 PM

Jessica Hand	Council Vice President	Present	
Malik Johnston	Council Member	Absent	
Jeremy Long	Council President	Present	
Elizabeth Rosetti	Council Member	Present	
Kimberly Tilly	Council Member	Present	
Betsy Driver	Mayor	Present	

I. Mayor's Report

No report was given.

II. Council Members' Reports

Council Vice President Tilly

Ms. Tilly attended the Rescue Squad meeting on March 7. On March 8 the DPW committee met. The electronic waste collection on Saturday drew 29 participants, despite the winter storm. The next electronics recycling event will be June 11. She noted that DPW workers removed the wreaths from the street poles on Main Street.

Fire Officers will be meeting soon.

Council Member Rosetti

Ms. Rosetti met with the construction official to find out about how his office works.

She and Ms. Hand have to reschedule a meeting with the school superintendent, who had a conflict and couldn't meet with them as planned.

Council President Long

Police - He summarized Police Department statistics for February - there were 3,768 calls, 176 motor vehicle summonses were issued, 6 parking summonses, and no juvenile arrests. He said police are urging people to lock their vehicles. He also described the Community Crime Cam voluntary program, in which property owners who have surveillance cameras allow the police to view the camera's footage as part of their investigation of an incident.

The FCP board meets on March 21. They've hired a new public relations firm. The FCP is working on raising awareness about a ban on single-use plastic bags that starts in May.

Council Vice President Hand

Ms. Hand attended a Board of Education ad hoc committee meeting about development in the area and its impact on schools.

The Environmental Commission meets on March 21 at 7 p.m., still using Zoom. She's reached out to Lowe's about the possibility of help with fencing around the Community Garden.

Council Member Giles-McCormick

Ms. Giles-McCormick said that at the Planning Board meeting on March 33, a public hearing will be held on the final site plans for Captiva. The meeting will be held both in person and over Zoom.

Council Member Johnston

Absent.

III. Reassessment Presentation by Tax Assessor

Tax Assessor Ed Kerwin presented results of the 2022 reassessment to Borough Council. A chart showing the results is attached to these minutes.

Mr. Kerwin said he's spoken to realtors and appraisers, and property values around the area are rising in general. He also said Flemington is viewed as a popular place to live. Sales have been at or above his assessments, so he's optimistic about the trend. He also noted that several properties have concluded their tax abatement periods, leaving just 2 on the list.

IV. Public Comments - Session I (up to 3 minutes each, for a maximum of 30 minutes)

No comments were made.

V. Approval of Minutes

Motion To: **Approve Minutes: Feb. 28, 2022 Regular Council Meeting**

RESULT:	APPROVED [4 TO 0]
MOVER:	Kimberly Tilly, Council Member
SECONDER:	Jessica Hand, Council Vice President
AYES:	Jessica Hand, Jeremy Long, Elizabeth Rosetti, Kimberly Tilly
ABSTAIN:	Caitlin Giles-McCormick
ABSENT:	Malik Johnston

Motion To: **Approve Minutes: Feb. 28, 2022 Executive Session**

RESULT:	APPROVED [4 TO 0]
MOVER:	Kimberly Tilly, Council Member
SECONDER:	Jessica Hand, Council Vice President
AYES:	Jessica Hand, Jeremy Long, Elizabeth Rosetti, Kimberly Tilly
ABSTAIN:	Caitlin Giles-McCormick
ABSENT:	Malik Johnston

Motion To: **Amend Agenda to Include Resolution Regarding Probation of Public Works Employee**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kimberly Tilly, Council Member
SECONDER:	Jeremy Long, Council President
AYES:	Giles-McCormick, Hand, Long, Rosetti, Tilly
ABSENT:	Malik Johnston

1. **RESOLUTION 2022-90: EXTENDING THE PROBATIONARY PERIOD OF PUBLIC WORKS EMPLOYEE JAMES GAUGHRAN BY 60 DAYS**

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kimberly Tilly, Council Member
SECONDER:	Jeremy Long, Council President
AYES:	Giles-McCormick, Hand, Long, Rosetti, Tilly
ABSENT:	Malik Johnston

Consent Agenda

Moved by Tilly; Seconded by Long; All present voted in favor.

1. **RESOLUTION 2022-83: GRANTING APPROVAL TO FORMALLY SOLICIT REQUESTS FOR QUOTES IN THE APPLICATION AND IMPLEMENTATION PROCESS FOR AN ENVIRONMENTAL PROTECTION AGENCY BROWNFIELDS ASSESSMENT GRANT**
2. **RESOLUTION 2022-84: AMENDING RESOLUTION 2022-69 TO CORRECT THE TITLE OF THE ADMINISTRATOR FOR THE SAFE & SECURE GRANT PROGRAM**

Regular Agenda

1. **ORDINANCE 2022-2: AN ORDINANCE ACCEPTING A SEWER EASEMENT OVER A PORTION OF BLOCK 49, LOT 2**

Motion to open public hearing: Tilly, seconded by Long. All voted yes to open the public hearing. Hearing opened at 8:08 p.m.

No one made any comments.

Motion to close public hearing: Hand, seconded by Tilly. All voted yes to close the public hearing. Hearing closed at 8:09 p.m.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kimberly Tilly, Council Member
SECONDER:	Jessica Hand, Council Vice President
AYES:	Giles-McCormick, Hand, Long, Rosetti, Tilly
ABSENT:	Malik Johnston

2. ORDINANCE 2022-3: AN ORDINANCE AMENDING THE PRIVATE GARAGE DEFINITION IN CHAPTER 12 LAND DEVELOPMENT DEFINITIONS SECTION 1202 WORD AND TERMS DEFINED, AND THE AFFORDABLE HOUSING SET-ASIDE IN CHAPTER 26 ZONING SECTION 2635, AFFORDABLE HOUSING INCLUSIONARY ZONING SET-ASIDE

RESULT:	INTRODUCED [UNANIMOUS]	Next: 4/11/2022 7:30 PM
MOVER:	Jeremy Long, Council President	
SECONDER:	Kimberly Tilly, Council Member	
AYES:	Giles-McCormick, Hand, Long, Rosetti, Tilly	
ABSENT:	Malik Johnston	

3. RESOLUTION 2022-85: REFERRING ORDINANCE 2022-3 TO THE BOROUGH PLANNING BOARD FOR COMMENT AND REVIEW

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jeremy Long, Council President
SECONDER:	Kimberly Tilly, Council Member
AYES:	Giles-McCormick, Hand, Long, Rosetti, Tilly
ABSENT:	Malik Johnston

4. Motion To: **Amend Agenda to Include a Presentation by Robert Boyle of Planet Network**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeremy Long, Council President
SECONDER:	Caitlin Giles-McCormick, Council Member
AYES:	Giles-McCormick, Hand, Long, Rosetti, Tilly
ABSENT:	Malik Johnston

5. PRESENTATION BY ROBERT BOYLE OF PLANET NETWORK

Mr. Boyle discussed his company's proposal. It would provide fiber internet service. He said that his company is licensed by the BPU and as a public utility has access to rights of way. The equipment his service uses would mainly clip onto existing poles. Once their fiber network is up, they will be offering service to area businesses and residents. It's not TV service, just internet. Right now they're working in Sussex County, and working their way toward Hunterdon.

6. Motion To: **Amend Resolution 2022-78 Regarding Bond Requirements**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeremy Long, Council President
SECONDER:	Kimberly Tilly, Council Member
AYES:	Giles-McCormick, Hand, Long, Rosetti, Tilly
ABSENT:	Malik Johnston

The bond requirements in the agreement referenced in Resolution 2022-78 were amended to pertain only if a street opening is required. Aerial work not requiring a street opening would not require a bond.

7. RESOLUTION 2022-78: AUTHORIZING THE USE OF THE PUBLIC RIGHTS-OF-WAY IN FLEMINGTON BOROUGH BY PLANET NETWORKS, INC.

Adopted as amended.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Kimberly Tilly, Council Member
SECONDER: Jessica Hand, Council Vice President
AYES: Giles-McCormick, Hand, Long, Rosetti, Tilly
ABSENT: Malik Johnston

8. RESOLUTION 2022-86: AUTHORIZING AN AGREEMENT WITH CME ASSOCIATES FOR ENGINEERING SERVICES FOR THE PENNSYLVANIA AVENUE EXTENSION WATER MAIN IMPROVEMENTS AND SHIELDS AVENUE WATER MAIN IMPROVEMENTS PROJECTS

RESULT: ADOPTED [UNANIMOUS]
MOVER: Kimberly Tilly, Council Member
SECONDER: Jessica Hand, Council Vice President
AYES: Giles-McCormick, Hand, Long, Rosetti, Tilly
ABSENT: Malik Johnston

9. RESOLUTION 2022-87: AMENDING THE BOROUGH OF FLEMINGTON'S PERSONNEL POLICIES AND PROCEDURES MANUAL

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jessica Hand, Council Vice President
SECONDER: Kimberly Tilly, Council Member
AYES: Giles-McCormick, Hand, Long, Rosetti, Tilly
ABSENT: Malik Johnston

10. RESOLUTION 2022-88: AUTHORIZING THE BOROUGH OF FLEMINGTON TO ACCEPT A SUBGRANT AWARD OF FEDERAL FISCAL YEAR 2021 OF EMERGENCY MANAGEMENT PERFORMANCE GRANT AND EMERGENCY MANAGEMENT AGENCY ASSISTANCE

RESULT: ADOPTED [UNANIMOUS]
MOVER: Kimberly Tilly, Council Member
SECONDER: Jessica Hand, Council Vice President
AYES: Giles-McCormick, Hand, Long, Rosetti, Tilly
ABSENT: Malik Johnston

11. NPP IMPLEMENTATION PLAN PRESENTATION - ROBIN LAPIDUS

Ms. Lapidus presented the Neighborhood Preservation Program Implementation Plan, which is posted on the Borough website, historicflemington.com. The area addressed in the plan, the South End District, does not include Liberty Village. The NPP grant is a 5-year grant, and mainly addresses place-making. She went over the goals of the plan, which are to improve the look and feel of the district's business areas and transition areas; improve the walkability of the district; add representation of artistic, cultural and historic elements; and improve the look and feel of residential areas in the district. The plan is attached to these minutes.

12. RESOLUTION 2022-89: ADOPTING THE NEIGHBORHOOD PRESERVATION PROGRAM IMPLEMENTATION PLAN

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jeremy Long, Council President
SECONDER: Jessica Hand, Council Vice President
AYES: Giles-McCormick, Hand, Long, Rosetti, Tilly
ABSENT: Malik Johnston

VI. Statement from Council Member Giles-McCormick

Ms. Giles-McCormick gave a statement announcing her resignation from Borough Council effective March 18, 2022. The statement is attached to these minutes.

VII. Public Comments - Session II (up to 3 minutes each, for a maximum of 30 minutes)

No comments were made.

VIII. Attorney's Report

No report was given.

IX. Payment of the Bills

Motion To: **Pay the Bills in the Amount of \$1,188,994.70**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kimberly Tilly, Council Member
SECONDER:	Jessica Hand, Council Vice President
AYES:	Giles-McCormick, Hand, Long, Rosetti, Tilly
ABSENT:	Malik Johnston

Executive Session

1. Motion To: **Enter Executive Session for the Purposes of Discussing Possible Negotiations on Land Acquisition, and Obtaining Attorney Advice Regarding Cellular Facility Leases**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kimberly Tilly, Council Member
SECONDER:	Jeremy Long, Council President
AYES:	Giles-McCormick, Hand, Long, Rosetti, Tilly
ABSENT:	Malik Johnston

Session started at 9:22 p.m.; minutes kept separately. Session ended at 10:01 p.m. Council returned to open session, and no action was taken.

X. Adjournment

Motion To: **Adjourn**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kimberly Tilly, Council Member
SECONDER:	Jessica Hand, Council Vice President
AYES:	Giles-McCormick, Hand, Long, Rosetti, Tilly
ABSENT:	Malik Johnston

The meeting adjourned at 10:02 p.m.

Attest: Sallie Graziano
Sallie Graziano, Borough Clerk

Approved by Council 3/28/22

Mayor and Common Council

38 Park Avenue
Flemington, NJ 08822

Meeting: 03/14/22 07:30 PM
Department: Clerk of the Borough
Category: Board Policy
Prepared By: Sallie Graziano

Initiator: Sallie Graziano

Sponsors:

ADOPTED

RESOLUTION 2022-78

DOC ID: 3744

**Authorizing the Use of the Public Rights-Of-Way in
Flemington Borough by Planet Networks, Inc.**

Flemington Borough, Hunterdon County

WHEREAS, Planet Networks Inc. ("Planet Networks") is a provider of telecommunications services that is authorized by the New Jersey Board of Public Utilities to provide local exchange and interexchange telecommunications services throughout New Jersey; and

WHEREAS, Planet Networks has petitioned the Borough of Flemington for consent to use the public rights-of-way to place its telecommunication facilities aerially on existing and new utility poles and/or in underground conduit; and

WHEREAS, the Federal Communications Commission has held that "an effective prohibition [under the Telecommunications Act of 1996] occurs where a state or local legal requirement materially inhibits a provider's ability to engage in any of a variety of activities related to its provision of a covered service ... not only by rendering a service provider unable to provide an existing service in a new geographic area or by restricting the entry of a new provider in providing service in a particular area, but also by materially inhibiting the introduction of new services or the improvement of existing services." (Declaratory Ruling and Third Report and Order, WT Docket No. 17-79; WC Docket No. 17-84, FCC-18-133A1, at para. 36, p. 15-16); and

WHEREAS, Planet Networks has or will enter into agreements with the utility companies for the use of their poles; and

WHEREAS, N.J.S.A. 48:3-19 provides that "[t]he consent of the municipality shall be obtained for the use by a person of the poles of 'another person unless each person has a lawful right to maintain poles in such street, highway or other public place;" and

WHEREAS, N.J.S.A. 27:16-6 provides, in part that "[t]he board of chosen freeholders shall not grant an easement, right of way, or use in, under or over, any portion of a county road in a municipality, unless the governing body of the municipality ... shall consent thereto;" and

WHEREAS, N.J.S.A. 46:17-8 provides that "[a]ny telegraph or telephone company organized under the laws of this or any other State, or of the United States may erect, construct and maintain the necessary poles, wires, conduits, and other fixtures for its lines, in, upon, along, over or under any public street, road or highway, upon first obtaining the consent in writing of the owner of the soil to the erection of such poles, and through, across or under any of the waters within this State and upon, through or over any other land, subject to the right of the owners thereof to full compensation for the same."

WHEREAS, N.J.S.A. 54:30A-124(a) provides that a municipality may not impose any fees, taxes, levies or assessments in the nature of a local franchise, right of way, or gross receipts fee, tax, levy or assessment against telecommunications companies but that a municipality may impose reasonable fees for actual services made by any municipal agency; and

WHEREAS, it is in the best interests of the Borough and its citizens to grant consent to Planet Networks.

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

1) That the Borough Council does hereby grant permission and authority to Planet Networks, Inc. to install fiber optic cables and related facilities on existing utility poles within the public right-of-way and to install new utility poles, upon the following terms and conditions:


- a) Planet Networks shall adhere to all applicable federal, State, and local laws in connection with its use of the public right-of-way.
- b) Planet Networks shall obtain any applicable permits in connection with the installation of its facilities, including but not limited to road opening permits;
- c) Planet Networks shall indemnify, defend and hold harmless the Borough, its officials, agents, and employees, from and against any claim of liability, damages or loss resulting in bodily injury or property damage arising out of Planet Network's use of the public right-


of-way, except to the extent such loss, injury or property damage resulting from the acts or omissions of the Borough.

- d) Planet Networks shall procure and maintain, at its cost and expense, commercial general liability insurance with limits not less than \$1,000,000 for injury to or death of one or more persons in any one occurrence and \$500,000 for damage or destruction to property in any one occurrence and shall include the municipality as an additional insured on said insurance policy.
- e) Planet Networks shall be responsible for the repair of any damage to pavement, sidewalks, curbing, landscaping, or any structure arising from its construction, installation or maintenance of its facilities.
- f) Notwithstanding any provision contained herein, neither the Borough nor Planet Networks shall be liable to the other for consequential, incidental, exemplary, or punitive damages on account of any activity pursuant to this consent.
- g) That the Mayor is hereby authorized to execute and the Clerk to attest to any other documents necessary to effectuate the terms of this resolution.
- h) Planet Networks shall not disturb any sidewalk or pavement on Main Street between Bloomfield Avenue and Mine Street for a period of five years, as this area was the subject of a recent streetscape project.
- i) In the event pavement or sidewalk will be disturbed in order to install facilities, Planet Networks shall pay the Borough for all reasonable costs associated with the review and execution of their actions and shall also post a bond in an amount determined by the Borough for the reasonable costs associated with any repairs necessitated by the actions of Planet Networks which are not properly or timely performed by Planet Networks and which require the Borough to complete. Said bond shall remain in place until 30 days after Planet confirms in writing to the Borough that Planet Networks has completed all activity associated with this permission in the Borough. The requirement to post a bond and pay reasonable costs shall not apply unless pavement or sidewalk is being disturbed during the course of installation.

Adopted: March 14, 2022

Attest:


Sallie Graziano, Borough Clerk


Betsy Driver, Mayor

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kimberly Tilly, Council Member
SECONDER:	Jessica Hand, Council Vice President
AYES:	Giles-McCormick, Hand, Long, Rosetti, Tilly
ABSENT:	Malik Johnston

Mayor and Common Council

38 Park Avenue
Flemington, NJ 08822

Meeting: 03/14/22 07:30 PM
Department: Clerk of the Borough
Category: Board Policy
Prepared By: Sallie Graziano

Initiator: Sallie Graziano
Sponsors:

ADOPTED

RESOLUTION 2022-82

DOC ID: 3756

**Retiring into Executive Session for the Purpose of
Discussing a Personnel Matter Involving a Public Works
Department Employee**

WHEREAS, the Common Council of the Borough of Flemington desires to discuss a personnel matter involving Department of Public Works employee James Gaughran; and

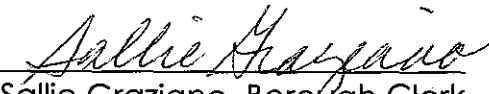
WHEREAS, an executive session for this purpose is justified under N.J.S.A. 10:4-12 (9), which cites:


any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of, promotion or disciplining of any specific prospective public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting;

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the Borough of Flemington go into executive session for the above-started purpose.

Adopted: March 14, 2022

Attest:


Sallie Graziano, Borough Clerk


Betsy Driver, Mayor

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jeremy Long, Council President
SECONDER:	Jessica Hand, Council Vice President
AYES:	Jessica Hand, Jeremy Long, Elizabeth Rosetti, Kimberly Tilly
ABSENT:	Caitlin Giles-McCormick, Malik Johnston

Mayor and Common Council

38 Park Avenue
Flemington, NJ 08822

Meeting: 03/14/22 07:30 PM
Department: Clerk of the Borough
Category: Board Policy
Prepared By: Sallie Graziano

Initiator: Sallie Graziano

Sponsors:

ADOPTED

RESOLUTION 2022-83

DOC ID: 3758

**Granting Approval to Formally Solicit Requests for Quotes in
the Application and Implementation Process for an
Environmental Protection Agency Brownfields Assessment
Grant**

WHEREAS, the Borough of Flemington has seen a variety of industries and development practices over the past 300 years; and

WHEREAS, the impacts of such activities on the natural environment, including potential redevelopment sites within the Borough of Flemington, are not fully realized; and

WHEREAS, the United States Environmental Protection Agency has Brownfields Assessment Grant funding available; and

WHEREAS, it is in the Borough's interest to better understand potential contaminated sites within its Borough limits; and

WHEREAS, this information is also often helpful to redevelopers who want to know in advance of any environmental mitigation needs; and

WHEREAS, the Borough does not have the internal capacity to apply for and administer such an application, grant, or study; and


WHEREAS, the US EPA does include funding for consulting services as part of the grant; and

WHEREAS, it is in the Borough's interest to better understand the potential monetary and non-monetary costs of a brownfields assessment study;

NOW, THEREFORE, BE IT RESOLVED that the Council of the Borough of Flemington formally approves the public posting of a Request for Quotes solicitation for assistance with the application and implementation for a U.S. Environmental Protection Agency Brownfields Assessment Grant.

Adopted: March 14, 2022

Attest:


Sallie Graziano, Borough Clerk


Betsy Driver, Mayor

RESULT:	ADOPTED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Kimberly Tilly, Council Member
SECONDER:	Jeremy Long, Council President
AYES:	Giles-McCormick, Hand, Long, Rosetti, Tilly
ABSENT:	Malik Johnston

Mayor and Common Council

38 Park Avenue
Flemington, NJ 08822

Meeting: 03/14/22 07:30 PM
Department: Clerk of the Borough
Category: Board Policy
Prepared By: Sallie Graziano

Initiator: Sallie Graziano
Sponsors:

ADOPTED

RESOLUTION 2022-84

DOC ID: 3757

Amending Resolution 2022-69 to Correct the Title of the Administrator for the Safe & Secure Grant Program

WHEREAS, Flemington Borough Council approved Resolution 2022-69 on February 14, 2022, authorizing submission of an application for a Safe & Secure Grant; and

WHEREAS, the name of the agency managing the grant program was stated incorrectly;

NOW, THEREFORE, BE IT RESOLVED that Resolution 2022-42 be modified to reflect the correct name of the agency overseeing the Safe & Secure grant program: the NJ Department of Law and Public Safety, Office of the Attorney General.

Adopted: March 14, 2022

Attest:


Sallie Graziano, Borough Clerk


Betsy Driver, Mayor

RESULT:	ADOPTED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Kimberly Tilly, Council Member
SECONDER:	Jeremy Long, Council President
AYES:	Giles-McCormick, Hand, Long, Rosetti, Tilly
ABSENT:	Malik Johnston

ADOPTED

RESOLUTION 2022-85

Referring Ordinance 2022-3 to the Borough Planning Board
for Comment and Review

BOROUGH OF FLEMINGTON
COUNTY OF HUNTERDON, NEW JERSEY


WHEREAS, the Flemington Borough Council passed the first reading of Ordinance 2022-3 at the March 14, 2022 Borough Council meeting, and;

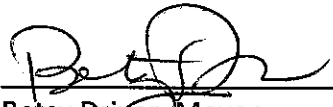
WHEREAS, the Planning Board has 35 days to provide comment and review prior to a second reading and public hearing;

NOW, THEREFORE, BE IT RESOLVED that the Flemington Borough Council sends Ordinance 2022-3 to the Planning Board for comment and review.

Adopted: March 14, 2022

Attest:


Sallie Graziano, Borough Clerk


Betsy Driver, Mayor

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jeremy Long, Council President
SECONDER:	Kimberly Tilly, Council Member
AYES:	Giles-McCormick, Hand, Long, Rosetti, Tilly
ABSENT:	Malik Johnston

Mayor and Common Council

38 Park Avenue
Flemington, NJ 08822

Meeting: 03/14/22 07:30 PM
Department: Clerk of the Borough
Category: Financial Approval
Prepared By: Sallie Graziano

Initiator: Sallie Graziano

Sponsors:

ADOPTED

RESOLUTION 2022-86

DOC ID: 3755

Authorizing an Agreement with CME Associates for Engineering Services for the Pennsylvania Avenue Extension Water Main Improvements and Shields Avenue Water Main Improvements Projects

WHEREAS, The Borough of Flemington has undertaken the USDA Phase 3 Project which includes Pennsylvania Avenue Extension Water Main Improvements and Shields Avenue Water Main Improvements; and

WHEREAS, the Borough requires engineering services including: Preliminary and final design, plans and specifications, bidding, construction engineering, management and inspection services, and preparation of final closeout documents.

WHEREAS, CME Associates, 3141 Bordentown Ave., Parlin, NJ is serving as the Borough's Municipal Engineer; and

WHEREAS, CME Associates has submitted a proposal as detailed in the attached document, with services to be provided at an estimated cost not to exceed \$157,250.00; and


WHEREAS, the Borough wishes to enter into an agreement with CME Associates, in substantially the same form as attached hereto, for engineering services for the Pennsylvania Avenue Extension Water Main Improvements and Shields Avenue Water Main Improvements projects;

NOW, THEREFORE, BE IT RESOLVED that the Council of the Borough of Flemington hereby authorizes a project engineering contract with CME Associates for the Pennsylvania Avenue Extension Water Main Improvements and Shields Avenue Water Main Improvements projects, in substantially the same form as attached; and

BE IT FURTHER RESOLVED that the Mayor and Borough officials be authorized to execute any documents as needed for this project.

Adopted: March 14, 2022

Attest:

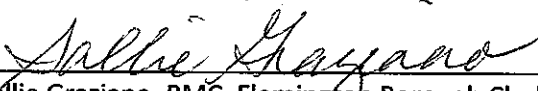

Sallie Graziano, Borough Clerk


Betsy Driver, Mayor

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kimberly Tilly, Council Member
SECONDER:	Jessica Hand, Council Vice President
AYES:	Giles-McCormick, Hand, Long, Rosetti, Tilly
ABSENT:	Malik Johnston

CERTIFICATION

I, Sallie Graziano, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, hereby certify this to be a true copy of a resolution adopted by the Borough Council on March 14, 2022.


Sallie Graziano, RMC, Flemington Borough Clerk

ADOPTED

RESOLUTION 2022-87

Amending the Borough of Flemington's Personnel Policies
and Procedures Manual

WHEREAS, the Borough of Flemington desires to amend the Borough of Flemington Personnel Policies and Procedures Manual adopted June 12, 2017, and as amended from time to time, regarding the use of Borough vehicles.

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


1. Amend the section of the Borough of Flemington's *Personnel Policies and Procedures Manual* entitled "Use of Borough Equipment and Vehicles" to include the following:

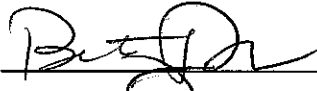
Those persons assigned a vehicle on a 24-hour basis or with permission to take a Borough vehicle home shall submit a weekly vehicle mileage log each Monday for the previous week. Said employee must maintain a vehicle log indicating the starting mileage of each use, a brief description of the necessity of the use of the vehicle (such as on-call designation, emergency response, inspections, meeting, etc.), the name of the employee using the vehicle, and the date and time of vehicle use. The log shall be completed daily and include weekend use of the applicable vehicle.

2. This Resolution shall take effect immediately.

Adopted: March 14, 2022

Attest:


Sallie Graziano, Borough Clerk


Betsy Driver, Mayor

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jessica Hand, Council Vice President
SECONDER:	Kimberly Tilly, Council Member
AYES:	Giles-McCormick, Hand, Long, Rosetti, Tilly
ABSENT:	Malik Johnston

Mayor and Common Council

38 Park Avenue
Flemington, NJ 08822

Meeting: 03/14/22 07:30 PM
Department: Clerk of the Borough
Category: Board Policy
Prepared By: Sallie Graziano
Initiator: Sallie Graziano
Sponsors:
DOC ID: 3762

ADOPTED

RESOLUTION 2022-88

**Authorizing the Borough of Flemington to Accept a Subgrant
Award of Federal Fiscal Year 2021 of Emergency
Management Performance Grant and Emergency
Management Agency Assistance**

**BOROUGH OF FLEMINGTON
COUNTY OF HUNTERDON**

WHEREAS, the Flemington Borough Office of Emergency Management has been awarded State Homeland Security Grant Program Sub-grant AFN #97.042, Subgrant Award #FY21-EMPG-EMAA-2021 from the New Jersey Department of Law and Public Safety, Office of the Attorney General. The subgrant, consisting of \$10,000.00 Federal Award is for the purpose of enhancing the Borough's ability to prevent, protect against, respond to and recover from acts of terrorism, natural disasters and other catastrophic events and emergencies; and

WHEREAS, the Borough of Flemington will use these funds to enhance its Emergency Management Program and the funds will be used for Emergency Management purposes; and

WHEREAS, the award period is from July 1, 2021 to June 30, 2022; and

WHEREAS, the subgrant award incorporates all conditions and representations contained or made in application and notice of award; and

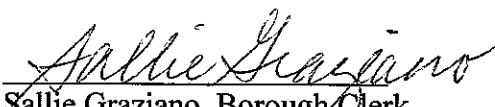
WHEREAS, the Flemington Borough Office Emergency Management, designated by the New Jersey State Police, Office of Emergency Management, has submitted an Application for Subgrant Award that has been required by the said New Jersey State Office of Emergency Management.

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

1. That the Council accepts the award of the FFY21 Emergency Management Performance Grant Program (EMPG), Emergency Management Agency Assistance Subgrant (EMAA) in the amount of up to \$10,000.00 Federal Funds from the New Jersey State Police, Office of Emergency Management.
2. That the Chief Financial Officer and Director of Emergency Management are authorized to sign the appropriate subgrant award documents.
3. That copies of this resolution shall be forwarded to the New Jersey State Police, Office of Emergency Management, the Flemington Borough Chief Financial Officer and the County Division of Emergency Management and Office of Treasury.

Adopted: March 14, 2022

Attest:

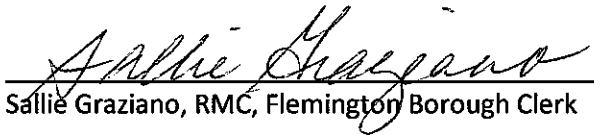

Sallie Graziano, Borough Clerk


Betsy Driver, Mayor

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kimberly Tilly, Council Member
SECONDER:	Jessica Hand, Council Vice President
AYES:	Giles-McCormick, Hand, Long, Roseetti, Tilly
ABSENT:	Malik Johnston

CERTIFICATION

I, Sallie Graziano, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, hereby certify this to be a true copy of a resolution adopted by the Borough Council on March 14, 2022.


Sallie Graziano, RMC, Flemington Borough Clerk

Mayor and Common Council

38 Park Avenue
Flemington, NJ 08822

Meeting: 03/14/22 07:30 PM
Department: Clerk of the Borough
Category: Board Policy
Prepared By: Sallie Graziano

Initiator: Sallie Graziano

Sponsors:

ADOPTED

RESOLUTION 2022-89

DOC ID: 3720

**Adopting the Neighborhood Preservation Program
Implementation Plan**

WHEREAS, the Borough of Flemington was awarded a grant in 2021 from the NJ Department of Community Affairs Neighborhood Preservation Program (NPP) and;

WHEREAS, the NPP grant program has subsequently provided certain guidelines regarding assembling a plan for the use of NPP funding; and

WHEREAS, a NPP Flemington - South End District Engagement Survey was conducted in late 2021 seeking public input on improvements in the Borough of Flemington; and

WHEREAS, the Borough has taken objectives as noted in the application and combined them with recommendations from the survey to provide an implementation plan related to the grant;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Flemington that the attached Neighborhood Preservation Program Implementation Plan is adopted.

Adopted: March 14, 2022

Attest:


Sallie Graziano, Borough Clerk


Betsy Driver, Mayor

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jeremy Long, Council President
SECONDER:	Jessica Hand, Council Vice President
AYES:	Giles-McCormick, Hand, Long, Rosetti, Tilly
ABSENT:	Malik Johnston

Mayor and Common Council

38 Park Avenue
Flemington, NJ 08822

Meeting: 03/14/22 07:30 PM
Department: Clerk of the Borough
Category: Board Policy
Prepared By: Sallie Graziano
Initiator: Sallie Graziano
Sponsors:
DOC ID: 3764

ADOPTED

RESOLUTION 2022-90

**Extending the Probationary Period of Public Works
Employee James Gaughran by 60 Days**

WHEREAS, Public Works employee James Gaughran is currently a probationary employee of that department; and


WHEREAS, Mr. Gaughran was at fault in an accident involving a Borough-owned vehicle on March 4, 2022; and

WHEREAS, Council wishes to extend the period of Mr. Gaughran's probation in light of this occurrence;

NOW, THEREFORE, BE IT RESOLVED that Mr. Gaughran's probationary period be extended by 60 days.

Adopted: March 14, 2022

Attest:


Sallie Graziano, Borough Clerk


Betsy Driver, Mayor

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kimberly Tilly, Council Member
SECONDER:	Jeremy Long, Council President
AYES:	Giles-McCormick, Hand, Long, Rosetti, Tilly
ABSENT:	Malik Johnston

Mayor and Common Council

38 Park Avenue
Flemington, NJ 08822

Meeting: 03/14/22 07:30 PM
Department: Clerk of the Borough
Category: Council Ordinance
Prepared By: Sallie Graziano

Initiator: Sallie Graziano
Sponsors:

ADOPTED

ORDINANCE 2022-2

DOC ID: 3719

**An Ordinance Accepting a Sewer Easement Over a Portion of
Block 49, Lot 2**

**BOROUGH OF FLEMINGTON
COUNTY OF HUNTERDON**

WHEREAS, the Mayor and Council of the Borough of Flemington, County of Hunterdon, State of New Jersey, wish to accept a Sanitary Sewer Easement for a portion of property designated as Block 49, Lot 2 on the Tax Maps of the Borough of Flemington, Hunterdon County (the "Property"), a copy of which is attached hereto as an exhibit; and

WHEREAS, the Borough of Flemington Planning Board (the "Board") granted Final Site Plan approval for the development of the Property with a digital billboard as set forth in Resolution No. 2021-14 adopted by the Board on September 14, 2021 (the "Resolution"); and

WHEREAS, pursuant to the Resolution and the underlying site plans, the grant of a Sanitary Sewer Easement on the Property is a condition of the approval; and

WHEREAS, the Borough has inspected and approved the installation of certain sanitary sewer improvements on the Property as set forth in the attached Easement; and

WHEREAS, N.J.S.A. 40A:12-4 authorizes the municipality to accept such easement; and

WHEREAS, attached hereto is a form of easement that has been reviewed by the Borough Engineer and Borough Attorney; and

WHEREAS, it appears to the Mayor and Council that the public interest would be served by accepting the easement described herein.

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

1. The Borough of Flemington hereby accepts the above-referenced easement over a portion of the property designated as Block 49, Lot 2 on the Tax Maps of the Borough of Flemington as more particularly described in the deed of easement attached hereto.

2. The Borough Mayor, Clerk, and such Borough Professionals as are necessary, are hereby authorized and directed to take such actions to effectuate the provisions of this Ordinance including but not limited to executing the above-referenced easement in a form substantially similar to that attached hereto and made a part hereof.

3. The Borough Clerk shall, within sixty (60) days of the effective date of this Ordinance, file a copy of this Ordinance certified by her under the seal of the municipality, to be a true copy thereof, together with proof of publication thereof, in the office of the Clerk of the County of Hunterdon in accordance with the provisions of N.J.S.A. 40:67-21.

4. At least one (1) week prior to the time fixed for further consideration of this Ordinance for final passage, a copy thereof together with the notice of the introduction thereof and the time and place when and where the Ordinance will be further considered for final passage shall be mailed to every person whose lands may be affected by this Ordinance so far as may be ascertained. Said notices shall be mailed by the Borough Clerk in accordance with the provisions of N.J.S.A. 40:49-6.

5. This Ordinance shall take effect immediately after final passage, approval and publication as provided by law.

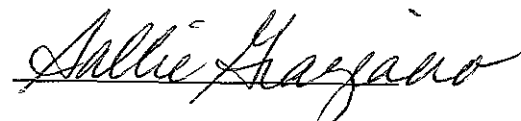
6. All Ordinances or parts of Ordinances inconsistent herewith are repealed as to such inconsistencies.

7. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

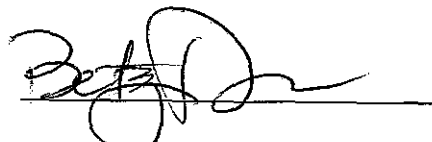
Introduced: February 14, 2022

Adopted: March 14, 2022

Attest:



Sallie Graziano, Borough Clerk



Betsy Driver, Mayor

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kimberly Tilly, Council Member
SECONDER:	Jessica Hand, Council Vice President
AYES:	Giles-McCormick, Hand, Long, Rosetti, Tilly
ABSENT:	Malik Johnston

Prepared by:

Record and Return To:

Anthony E. Koester, Esq.

SANITARY SEWER EASEMENT

THIS EASEMENT made this day of , 2022, by and between **FLEMINGTON CIRCLE MEDIA, LLC**, a limited liability company of New Jersey, having an address of 5 Bartles Corner Road, Flemington, New Jersey 08822, ("Grantor") and **FLEMINGTON BOROUGH**, a municipal corporation organized under the laws of New Jersey, having an address of 38 Park Avenue, Flemington NJ 08822 ("Grantee").

WHEREAS, Grantor is the owner in fee simple of real property known as Block 49, Lot 2, on the Tax Map of Flemington Borough, Hunterdon County, New Jersey (the "Property"), which Property is located at 308 State Highway Route 202, Flemington, New Jersey; and

WHEREAS, on August 24, 2021, the Borough of Flemington Planning Board (the "Board"), granted Final Site Plan approval for the development of the Property with a digital billboard as set forth in Resolution No. 2021-14 adopted by the Board on September 14, 2021 (the "Resolution"); and

WHEREAS, pursuant to the Resolution and underlying site plans, Grantor has agreed to grant to the Grantee a Sanitary Sewer Easement on and under the aforesaid Property more fully described in "Exhibit A" attached hereto and made a part hereof; and

WHEREAS, the Grantor, by this Sanitary Sewer Easement, desires to provide the Grantee access to construct, operate, maintain, service and repair all sanitary sewerage facilities located or to be located within the Easement Area (the "Easement Area").

NOW, THEREFORE, in consideration of the mutual covenants herein contained and the sum of \$1.00 to each party in hand paid by the other, the parties hereto agree as follows:

1. Grantor does hereby confirm, grant and convey in perpetuity to Grantee, its successors, agents, servants, employees, guests, invitees and assigns, an easement over, through, under and across real property owned by the Grantor and designated as Block 49, Lot 2, on the Flemington Borough Tax Map, as set forth on Exhibit A, for the purposes of constructing, operating, maintaining, servicing, reconstructing and repairing sanitary sewerage facilities located or to be located on and under the subject premises, together with the reasonable right of access to portions of the subject premises adjacent to the Easement Area for the aforesaid purposes.

2. All sanitary sewerage facilities installed within any portion of the Easement Area shall be for the sole and exclusive use of the Grantee and its successors and assigns and any and all cost and expense incurred in connection with the installation, use, maintenance, repair and/or replacement of such sanitary sewerage facilities shall be the responsibility of the Grantee and any other party making use thereof. The construction, installation, use, maintenance, repair and/or replacement

of all such sanitary sewerage facilities within the Easement Area shall be performed in accordance with the rules, regulations, ordinances, orders, laws, and requirements of any governmental agency or authority having jurisdiction thereof.

3. The Grantee may send people and machinery on the Easement Area at any time and may at any time do what it deems necessary to repair and maintain all improvements located within the Easement Area and to construct all further improvements within the Easement Area that the Grantee deems reasonable and necessary.

4. Grantor, its successors, heirs, and assigns shall not construct any buildings, structures, or other objects within the Easement Area without the written permission of the Grantee.

5. Grantor, its successors, heirs, and assigns shall not locate any trees or shrubs or any other obstruction within the Easement Area without the written permission of the Grantee.

6. In the event that access to the Easement Area is required by the Grantee, the Grantee shall have the right to remove any structures, trees, shrubs or other obstructions located within the Easement Area in order to provide such access as may be reasonably required. The cost of such removal shall be the responsibility of the Grantor or their successors in title.

7. The rights and obligations contained in this Sanitary Sewer Easement shall go to and be binding on the successors of the Grantee and on later owners of the Grantor and the land affected and on anyone else acquiring any interest in the affected land.

8. Notwithstanding anything contained herein to the contrary, the Grantor, its successors, agents, servants, employees, guests, invitees and assigns, shall be permitted to enter and use such portions of the Easement Area for the purposes of constructing, reconstructing, operating, maintaining, servicing and repairing the improvements and landscaping facilities as approved by Flemington Borough Planning Board by Resolution number 2021-14 or similar agency and located or to be located on and under the subject easement, together with the reasonable right of access to the subject easement for the purposes of constructing, reconstructing, operating, maintaining, servicing and repairing similar improvements and landscaping facilities.

This Sanitary Sewer Easement is signed by the Grantor and Grantee as of the date at the top of the first page.

ATTEST/WITNESS:

FLEMINGTON CIRCLE MEDIA, LLC

By: _____
Jack Cust, Managing Member

FLEMINGTON BOROUGH

Sallie Graziano, Borough Clerk

By: _____
Betsy Driver, Mayor

STATE OF NEW JERSEY)
: ss:
COUNTY OF HUNTERDON)

I CERTIFY that on _____, 2022, _____
personally came before me, and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is a Member of Flemington Circle Media, LLC, the entity named in this document;
- (b) this person is the attesting witness to the signing of this document by Jack Cust, Managing Member of the limited liability company;
- (c) this document was signed and delivered by the Managing Member as a duly authorized voluntary act on behalf of the company;
- (d) this person signed this proof to attest to the truth of these facts; and
- (e) the full and actual consideration paid or to be paid for the transfer of title to reality evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, sec. a(c), is One Dollar (\$1.00).

_____, Member
Flemington Circle Media, LLC

Signed and sworn to before me on
this ____ day of _____, 2022.

Notary Public of the State of New Jersey
My Commission Expires _____

STATE OF NEW JERSEY)
: ss:
COUNTY OF HUNTERDON)

I CERTIFY that on _____, 2022, Sallie Graziano personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Borough Clerk of the Flemington Borough, the municipal corporation named in the attached document;
- (b) this person is the attesting witness to the signing of this document by the proper municipal officer who is Betsy Driver, the Mayor of the municipal corporation;
- (c) this document was signed and delivered by the municipal corporation as its voluntary act duly authorized by a proper resolution of the Borough Council of Flemington Borough;
- (d) this person knows the proper seal of the municipal corporation which was affixed to this document; and
- (e) this person signed this proof to attest to the truth of these facts.

Sallie Graziano, Borough Clerk
Flemington Borough

Signed and sworn to before me on
this ____ day of _____, 2022.

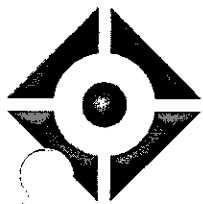
Notary Public State of New Jersey
My Commission Expires _____

EXHIBIT A

(Legal Description and Plan of Sanitary Sewer Easement)

00472147

##5753369v1



CONTROL POINT ASSOCIATES, INC.

traditional methods | modern approaches

30 Independence Blvd
Suite 100
Warren, NJ 07059
Tel: 908.668.0099
cpasurvey.com

January 20, 2022
01-170723-01

LEGAL DESCRIPTION
PROPOSED 25 FEET WIDE SANITARY SEWER EASEMENT
ACROSS A PORTION OF LOT 2, BLOCK 49
BOROUGH OF FLEMINGTON, HUNTERDON COUNTY
STATE OF NEW JERSEY

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF LOT 2, BLOCK 49, WHERE IT IS INTERSECTED BY THE SOUTHEASTERLY LINE OF NEW JERSEY STATE HIGHWAY ROUTE 202 (FORMERLY KNOWN AS NEW JERSEY STATE HIGHWAY ROUTE 29) (120 FEET WIDE PUBLIC RIGHT OF WAY), SAID POINT BEING SOUTH 39 DEGREES 50 MINUTES 49 SECONDS EAST, A DISTANCE OF 124.54 FEET FROM WHERE SAID SOUTHWESTERLY LINE INTERSECTS, SAID POINT ALSO BEING THE SAME COURSE FROM THE BEGINNING CORNER AS DESCRIBED IN DEED BOOK 2002 PAGE 254 AND DEED BOOK 458 PAGE 152, AND RUNNING THENCE;

ACROSS LOT 2, BLOCK 49, THE FOLLOWING TWO (2) COURSES:

1. NORTH 50 DEGREES 09 MINUTES 11 SECONDS EAST, A DISTANCE OF 21.64 FEET TO A POINT OF CURVATURE, THENCE;
2. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4424.21 FEET, A CENTRAL ANGLE OF 01 DEGREES 37 MINUTES 01 SECONDS, AN ARC LENGTH OF 124.85 FEET, A CHORD BEARING OF NORTH 50 DEGREES 57 MINUTES 42 SECONDS EAST, AND A CHORD DISTANCE OF 124.85 FEET TO A POINT OF TANGENCY IN THE NORTHEASTERLY LINE OF LOT 2, THENCE;
3. ALONG SAID NORTHEASTERLY LINE OF LOT 2, SOUTH 38 DEGREES 13 MINUTES 48 SECONDS EAST, A DISTANCE OF 25.00 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF LOT 2, THENCE;

ALONG SAID SOUTHEASTERLY LINE OF LOT 2, THE FOLLOWING TWO (2) COURSES:

4. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4399.21 FEET, A CENTRAL ANGLE OF 01 DEGREES 37 MINUTES 01 SECONDS, AN ARC LENGTH OF 124.14 FEET, A CHORD BEARING OF SOUTH 50 DEGREES 57 MINUTES 42 SECONDS WEST, AND A CHORD DISTANCE OF 124.14 FEET TO A POINT OF TANGENCY, THENCE;
5. SOUTH 50 DEGREES 09 MINUTES 11 SECONDS WEST, A DISTANCE OF 21.64 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF LOT 2, THENCE;
6. ALONG SAID SOUTHWESTERLY LINE OF LOT 2, NORTH 39 DEGREES 50 MINUTES 49 SECONDS WEST, A DISTANCE OF 25.00 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 3,653 SQUARE FEET OR 0.084 ACRES

THIS DESCRIPTION IS PREPARED WITH REFERENCE TO A MAP ENTITLED "EXHIBIT SKETCH - PROPOSED 25' WIDE SANITARY SEWER EASEMENT, LOT 2, BLOCK 49, BOROUGH OF FLEMINGTON, HUNTERDON COUNTY, STATE OF NEW JERSEY," PREPARED BY CONTROL POINT ASSOCIATES INC., DATED 01-19-2022.

CONTROL POINT ASSOCIATES, INC.

01-19-2022
JAMES D. SENS
STATE OF NEW JERSEY
PROFESSIONAL LAND SURVEYOR #24GS04322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

JDS/CWF
PREPARED BY: CWF
REVIEWED BY: JDS

Evolution
of Land Surveying...

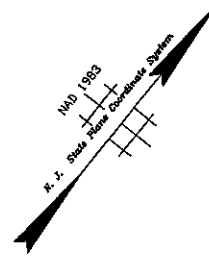
Professional Land Surveying, Geospatial, and Consulting Services

NOTES:

1. PROPERTY KNOWN AS LOT 2, BLOCK 49, AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF FLEMINGTON, HUNTERDON COUNTY, NEW JERSEY.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED 25' WIDE SANITARY SEWER EASEMENT ACROSS A PORTION OF LOT 2, BLOCK 49

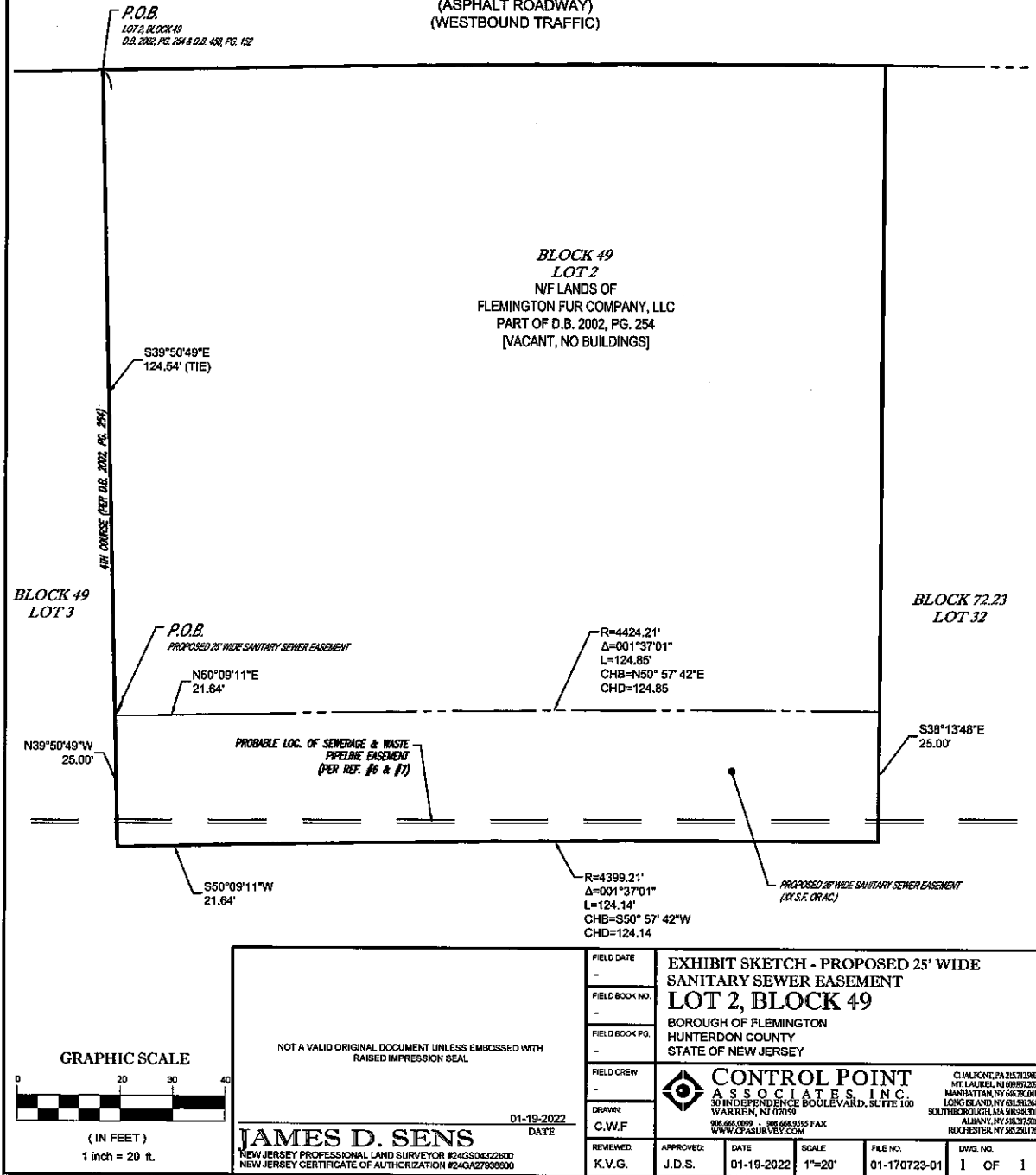
REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S MAP OF THE BOROUGH OF FLEMINGTON, HUNTERDON COUNTY, NEW JERSEY, SHEET #8.
2. MAP ENTITLED "ALTANSPS LAND TITLE SURVEY, 308 HIGHWAY 202, LOT 2, BLOCK 49, BOROUGH OF FLEMINGTON, HUNTERDON COUNTY, STATE OF NEW JERSEY", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 02-08-2018, LAST REVISED 04-10-2018.
4. MAP ENTITLED "SOUTHEAST QUADRANT PLAN FOR FLEMINGTON SANITARY SEWER SYSTEM, SITUATED IN BOROUGH OF FLEMINGTON, HUNTERDON COUNTY, NEW JERSEY", PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES, PROGRESS PRINT DATED 03-08-2016.
5. MAP ENTITLED "NEW JERSEY DEPARTMENT OF TRANSPORTATION, CONSTRUCTION PLAN, ROUTE 31 & FLEMINGTON CIRCLE, CONTRACT NO. 011960585", SHEETS 5-7 OF 11.



NEW JERSEY STATE HIGHWAY ROUTE 202

(F.K.A. NEW JERSEY STATE HIGHWAY ROUTE 29)
(120' WIDE, PUBLIC RIGHT OF WAY)
(ASPHALT ROADWAY)
(WESTBOUND TRAFFIC)



RICHARD P. CUSHING
MARK H. CHAZIN ■ ▼ ◆
ROBERT C. WARD, JR.
JOHN G. MANFREDI
WILLIAM J. RUDNIK ■ ◆ ◆
LESLIE A. PARIKH
MATTHEW P. LYONS ■
DIANA N. FREDERICKS ▼ ◆ ◆
JACOB A. PAPAY, JR. ■
LORI KOPF MACWILLIAM ■ ▼
TARA A. ST. ANGELO ▼
SHARON M. FLYNN ■
NOEL A. LESICA ▼
JUDITH A. KOPEN
ARTHUR D. FIALK

Founded 1884
**GEBHARDT
& KIEFER**
A PROFESSIONAL CORPORATION
LAW OFFICES

1318 ROUTE 31 NORTH, ANNANDALE, NJ 08801

TELEPHONE (908) 735-5161
FACSIMILE (908) 735-9351
WWW.GKLEGAL.COM

WILLIAM C. GEBHARDT
1884-1929
W. READING GEBHARDT
1919-1980
PHILIP R. GEBHARDT
1924-1986
E. HERBERT KIEFER
1933-1986

- ALSO MEMBER OF PA BAR
- ▼ ALSO MEMBER OF NY BAR
- ◆ ALSO MEMBER OF US TAX COURT
- ◆ CERTIFIED BY THE SUPREME COURT OF NJ AS A MATRIMONIAL LAW ATTORNEY
- ◆ TRAINED DIVORCE MEDIATOR
- ◆ TRAINED IN COLLABORATIVE DIVORCE

TARA A. ST. ANGELO
tstangelo@gklegal.com

March 21, 2022

Hunterdon County Clerk's Office
Hall of Records - 71 Main Street
P.O. Box 2900
Flemington, NJ 08822

RE: Flemington – Flemington Circle Media, LLC
Sanitary Sewer Easement
Block 49, Lot 2, Flemington Borough, Hunterdon County

Dear Clerk:

Please be advised that we are the municipal attorneys for the Borough of Flemington. In that regard, enclosed please find original Sanitary Sewer Easement which we ask that you please records and return in the envelope provided. Our check in the amount of \$8 is included for the recording fees.

Thank you for your attention to this matter.

Very truly yours,

/s/ *Tara A. St. Angelo*

TARA A. ST. ANGELO

TAS/pmh
Enclosure
CC: Sallie Graziano, Clerk, Flemington Borough

Check Date 3/21/2022
Check # 0
Amount: \$8.00
Account Client Disb Expense
Paid To: Hunterdon County Clerk

Invoice Date	Invoice Number	Amount Paid	GL Account	Invoice Description
2022-03-21	2022	\$8.00	5010	Record Sewer Easement GK#11749/22001 TAS

Record Sewer Easement GK#11749/22001 TAS

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM

GEBHARDT & KIEFER, P.C.
ATTORNEYS AT LAW
ATTORNEY BUSINESS ACCOUNT
1318 ROUTE 31 NORTH
ANNANDALE, NJ 08801

BANK OF AMERICA
55-33/212

106369

106369

106369

Eight Dollars 00/100*****

DATE
March 21, 2022

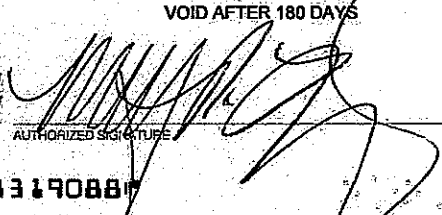
AMOUNT
\$8.00

PAY
TO THE
ORDER
OF

Hunterdon County Clerk
71 Main Street
PO Box 2900
Flemington NJ 08822

VOID AFTER 180 DAYS

VALID VALID
VALID VALID
VALID VALID
VALID VALID


AUTHORIZED SIGNATURE

Record Sewer Easement GK#11749/22001 TAS

⑈ 106369 ⑈ ⑆ 021200339 ⑆ 008123319088 ⑆


GEBHARDT & KIEFER, P.C. ATTORNEY BUSINESS ACCOUNT

106369 106369

Check Date
Check #
Amount:
Account
Paid To:

Check Date
Check #
Amount:
BankAccount
Vendor

Client	Matter	Matter Name	Expense Code	Exp Amount
11749	22001	Flemington - Flemington Circle Media (Escrow)	028	\$8.00

Hunterdon County Recording Data Page Honorable Mary H. Melfi Hunterdon County Clerk				<i>Official Use Only – Barcode</i>	
<i>Official Use Only – Realty Transfer Fee</i>		Record and Return Address: Tara A. St. Angelo, Esq. Gebhardt & Kiefer, PC 1318 Rte 31 North Annandale, NJ 08801			
Date of Document: March 14, 2022		Type of Document: Sanitary Sewer Easement			
Party Name: Flemington Circle Media, LLC		Party Name: Flemington Borough			
Additional Parties:					
THE FOLLOWING SECTION IS REQUIRED (DEEDS MANDATED)					
Block: 49		Lot: 2			
Municipality: Flemington Borough					
Consideration:					
Mailing Address of Grantee:					
THE FOLLOWING SECTION IS FOR MARGINAL NOTATIONS THAT PERTAIN TO THE ORIGINAL FILED/RECORDED DOCUMENT					
Original Book & Page:		Original Instrument Number:			
HUNTERDON COUNTY RECORDING DATA PAGE Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.					

Mayor and Common Council

38 Park Avenue
Flemington, NJ 08822

Meeting: 03/14/22 07:30 PM
Department: Clerk of the Borough
Category: Council Ordinance
Prepared By: Sallie Graziano

Initiator: Sallie Graziano

Sponsors:

INTRODUCED

ORDINANCE 2022-3

DOC ID: 3759

An Ordinance Amending the Private Garage Definition in Chapter 12 Land Development Definitions Section 1202 Word and Terms Defined, and the Affordable Housing Set-Aside in Chapter 26 Zoning Section 2635, Affordable Housing Inclusionary Zoning Set-Aside

Borough of Flemington, Hunterdon County

WHEREAS, the Mayor and Council of the Borough of Flemington ("Borough Council") finds that there is a lack of clarity in its mandatory affordable housing set-aside ordinance; and


WHEREAS, the Mayor and Council of the Borough of Flemington ("Borough Council") finds that the regulation of "private garages" in the Borough's mixed-use and nonresidential districts is incompatible with the typical land uses and desired character in those zone districts;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Flemington, the County of Hunterdon, that Chapter 12 and Chapter 26 of the Code of the Borough of Flemington (the "Code"), entitled "Land Development Definitions" and "Zoning," is hereby amended and supplemented as shown in the attached document (*additions are shown as thus; deletions are shown as ~~thus~~*).

Introduced: March 14, 2022

Adopted:

Attest:


Sallie Graziano, Borough Clerk


Betsy Driver, Mayor

ATTACHMENTS:

- ord 2022-3 draft (PDF)

RESULT:	INTRODUCED [UNANIMOUS]	Next: 4/11/2022 7:30 PM
MOVER:	Jeremy Long, Council President	
SECONDER:	Kimberly Tilly, Council Member	
AYES:	Giles-McCormick, Hand, Long, Rosetti, Tilly	
ABSENT:	Malik Johnston	

**AN ORDINANCE AMENDING THE PRIVATE GARAGE DEFINITION IN
CHAPTER 12 LAND DEVELOPMENT DEFINITIONS SECTION 1201 WORD AND TERMS DEFINED, AND
THE AFFORDABLE HOUSING SET-ASIDE IN CHAPTER 26 ZONING SECTION 2635, AFFORDABLE HOUSING
INCLUSIONARY ZONING SET-ASIDE**

WHEREAS, the Mayor and Council of the Borough of Flemington ("Borough Council") finds that there is a lack of clarity in its mandatory affordable housing set-aside ordinance; and

WHEREAS, the Mayor and Council of the Borough of Flemington ("Borough Council") finds that the regulation of "private garages" in the Borough's mixed-use and nonresidential districts is incompatible with the typical land uses and desired character in those zone districts;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Flemington, the County of Hunterdon, that Chapter 12 and Chapter 26 of the Code of the Borough of Flemington (the "Code"), entitled "Land Development Definitions" and "Zoning," is hereby amended and supplemented as follows:

Section 1. Chapter 12 Land Development Definitions, Section 1201 Words and Terms Defined is amended and supplemented as follows (additions are shown as thus; deletions are shown as ~~thus~~);

....

STRUCTURED PARKING

A structure or portion thereof composed of one or more levels or floors used for the parking or storage of motor vehicles. A parking structure may be partially or totally above or below grade with those levels being either open or enclosed.

~~A structure, partially or fully above or below ground, used for the parking of motor vehicles.~~

~~A building for the storage of not more than 3 motor vehicles, with no provision for repairing, servicing, or storing such vehicles for profit. A private garage is also called a residential garage.~~

....

Section 2. Chapter 26 Zoning, Section 2618 Transition Commercial (TC) District is amended and supplemented as follows (additions are shown as thus; deletions are shown as ~~thus~~);

.....

- C. Accessory Uses Permitted. Any of the following uses may be permitted when used in conjunction with a permitted principal use:

.....

- ~~4. Private garages for commercial vehicles used in conjunction with the principal use~~
- ~~5.4. Fences and walls.~~
- ~~6.5. Signs, § 2631~~
- ~~7.6. Storage and maintenance buildings~~
- ~~8.7. Solar facilities~~
- ~~9.8. Community gardening~~

- D. Conditional Uses Permitted. The following uses may be permitted when authorized as a conditional use by the Planning Board.

1. Structured parking meeting the following criteria:

- a. Along a public street frontage, the first floor of the parking structure shall be occupied by a permitted use or use otherwise approved by the Planning Board, except that an access driveway with a maximum width of 40 feet shall be permitted along the public street frontage.
- b. Where the structured parking does not have frontage along a public street, the parking shall be screened by structural elements that are compatible with the materials and design of the building facades.

- ~~D. E.~~ Area, Yard, Height and Building Coverage. Except as otherwise modified, the following bulk standards shall apply to all TC Districts:

.....

- ~~E. F.~~ Additional Regulations for Retail and Service Uses.

.....

Section 3. Chapter 26 Zoning, Section 2619 Community Business (CB) District is amended and supplemented as follows (additions are shown as thus; deletions are shown as ~~thus~~);

.....

- C. Accessory Uses Permitted. Any of the following uses may be permitted when used in conjunction with a permitted principal use:

.....

- ~~4. Private garages for commercial vehicles used in conjunction with the principal use.~~
- ~~5.4. Fences and walls.~~
- ~~6.5. Signs, § 2631~~
- ~~7.6. Storage and maintenance buildings.~~
- ~~8.7. Solar Facilities~~
- ~~9.8. Shelters and fenced enclosures for the keeping of animals on residential lots.~~
- ~~10.9. Community gardening.~~

D. Conditional Uses Permitted. The following uses may be permitted when authorized as a conditional use by the Planning Board.

.....

3. Structured parking meeting the following criteria:

- a. Along a public street frontage, the first floor of the parking structure shall be occupied by a permitted use or use otherwise approved by the Planning Board, except that an access driveway with a maximum width of 40 feet shall be permitted along the public street frontage.
- b. Where the structured parking does not have frontage along a public street, the parking shall be screened by structural elements that are compatible with the materials and design of the building facades.

.....

Section 4. Chapter 26 Zoning, Section 2620 Downtown Business (DB) District is amended and supplemented as follows (additions are shown as thus; deletions are shown as ~~thus~~);

.....

C. Accessory Uses Permitted. Any of the following uses may be permitted when used in conjunction with a permitted principal use:

.....

- ~~4. Private garages for commercial vehicles used in conjunction with the principal use(s).~~
- ~~5.4. Fences and walls.~~
- ~~6.5. Signs, § 2631~~
- ~~7.6. Storage and maintenance buildings~~
- ~~8.7. Solar facilities~~
- ~~9.8. Community gardening~~

D. Conditional Uses Permitted. The following uses may be permitted when authorized as a conditional use by the Planning Board.

.....

3. Structured parking meeting the following criteria:

- a. Along a public street frontage, the first floor of the parking structure shall occupied by a permitted use or use otherwise approved by the Planning Board, except that an access

driveway with a maximum width of 40 feet shall be permitted along the public street frontage.

- b. Where the structured parking does not have frontage along a public street, the parking shall be screened by structural elements that are compatible with the materials and design of the building facades.
- ~~3.4.~~ Any other area, yard, height, and building coverage requirement not herein modified shall apply to any conditional use.

.....

Section 5. Chapter 26 Zoning, Section 2621 Downtown II Business (DBII) District is amended and supplemented as follows (additions are shown as thus; deletions are shown as ~~thus~~);

.....

- C. Accessory Uses Permitted. Any of the following uses may be permitted when used in conjunction with a permitted principal use:

.....

- ~~4. Private garages for commercial vehicles used in conjunction with the principal use(s).~~
- ~~5.4.~~ Fences and walls.
- ~~6.5.~~ Signs, § 2631
- ~~7.6.~~ Storage and maintenance buildings
- ~~8.7.~~ Solar facilities
- ~~9.8.~~ Community gardening

- D. Conditional Uses Permitted. The following uses may be permitted when authorized as a conditional use by the Planning Board.

.....

3. Structured parking meeting the following criteria:
 - a. Along a public street frontage, the first floor of the parking structure shall be occupied by a permitted use or use otherwise approved by the Planning Board, except that an access driveway with a maximum width of 40 feet shall be permitted along the public street frontage.
 - b. Where the structured parking does not have frontage along a public street, the parking shall be screened by structural elements that are compatible with the materials and design of the building facades.
- ~~3.4.~~ Any other area, yard, height, and building coverage requirement not herein modified shall apply to any conditional use.

.....

Section 6. Chapter 26 Zoning, Section 2622 Professional Office (PO) District is amended and supplemented as follows (additions are shown as thus; deletions are shown as ~~thus~~);

.....

- C. Conditional Use. ~~Public and private nonprofit day schools~~ Permitted. The following uses may be permitted when authorized as a conditional use by the Planning Board.

1. Public and private nonprofit day school.
2. Structured parking meeting the following criteria:
 - a. Along a public street frontage, the first floor of the parking structure shall occupied by a permitted use or use otherwise approved by the Planning Board, except that an access driveway with a maximum width of 40 feet shall be permitted along the public street frontage.
 - b. Where the structured parking does not have frontage along a public street, the parking shall be screened by structural elements that are compatible with the materials and design of the building facades.

- D. Accessory Uses Permitted. Any of the following uses may be permitted when used in conjunction with a permitted principal use:

.....

- ~~2. Private garages for commercial vehicles used in conjunction with the principal use, excepting public works garages or yards.~~
- ~~3.~~ 2. Fences and walls.
- ~~4.~~ 3. Signs, § 2631.
- ~~5.~~ 4. Storage and maintenance buildings.
- ~~6.~~ 5. Solar facilities.
- ~~7.~~ 6. Community gardening.

.....

Section 7. Chapter 26 Zoning, Section 2623 Village Artisan Shopping (VAS) District is amended and supplemented as follows (additions are shown as thus; deletions are shown as ~~thus~~);

.....

- C. Accessory Uses Permitted. Any of the following uses may be permitted when used in conjunction with a permitted principal use:

.....

- ~~4. Private garages for commercial vehicles used in conjunction with the principal use, excepting public works garages or yards.~~
- ~~5.~~ 4. Fences and walls.
- ~~6.~~ 5. Signs, § 2631.
- ~~7.~~ 6. Storage and maintenance buildings.

- ~~8.7.~~ Kiosks.
- ~~9.8.~~ Solar facilities.
- ~~10.9.~~ Community gardening.

D. Conditional Uses Permitted. Subject to the following conditions:

.....

- 4. Structured parking meeting the following criteria:
 - a. Along a public street frontage, the first floor of the parking structure shall be occupied by a permitted use or use otherwise approved by the Planning Board, except that an access driveway with a maximum width of 40 feet shall be permitted along the public street frontage.
 - b. Where the structured parking does not have frontage along a public street, the parking shall be screened by structural elements that are compatible with the materials and design of the building facades.

.....

Section 8. Chapter 26 Zoning, Section 2624 Highway Retail (HR) District is amended and supplemented as follows (additions are shown as thus; deletions are shown as ~~thus~~);

.....

- C. Accessory Uses Permitted. Any of the following uses may be permitted when used in conjunction with a permitted principal use:

.....

- ~~3. Private garages for commercial vehicles used in conjunction with the principal use.~~
- ~~4.3.~~ Fences and walls.
- ~~5.4.~~ Signs, § 2631.
- ~~6.5.~~ Storage and maintenance buildings.
- ~~7.6.~~ Solar facilities.
- ~~8.7.~~ Community gardening.

- D. Conditional Uses Permitted. The following uses may be permitted when authorized as a conditional use by the Planning Board.

.....

- 5. Structured parking meeting the following criteria:
 - a. Along a public street frontage, the first floor of the parking structure shall occupied by a permitted use or use otherwise approved by the Planning Board, except that an access driveway with a maximum width of 40 feet shall be permitted along the public street frontage.
 - b. Where the structured parking does not have frontage along a public street, the parking shall be screened by structural elements that are compatible with the materials and design of the building facades.

5. 6. All other parts of this Ordinance not modified herein shall apply.

.....

Section 9. **Chapter 26 Zoning Section 2635 Affordable Housing Inclusionary Zoning Set-Aside Affordable Housing Development Fees is amended and supplemented as follows (additions are shown as thus; deletions are shown as ~~thus~~);**

.....

- ~~A.~~ All residential multi-family or single-family attached residential development, including the residential portion of a mixed-use project, that is "approvable," "suitable," and "developable," as defined at N.J.A.C. 5:93-1.3, at a gross residential density of 6 units to the acre, shall require that an appropriate percentage of the residential units be set aside for low- and moderate-income households.
- ~~B.~~A. This requirement shall apply beginning with the effective date of this ordinance to any multi-family or single-family attached residential development, including the residential portion of a mixed-use project, which consists of 5 or more new residential units, whether permitted by a zoning amendment, a variance granted by the Planning Board, or adoption of a Redevelopment Plan or amended Redevelopment Plan in areas in need of redevelopment or rehabilitation.
- ~~C.~~B. For any such development for which the Borough's land use ordinances (e.g. zoning or an adopted Redevelopment Plan) already permitted residential development as of the effective date of this Ordinance No. 2017-10, adopted August 14, 2017, this requirement shall only apply if the Borough permits an increase in the ~~approvable and developable gross residential density to at least twice the permitted approvable and developable gross residential density as of the effective date of this Ordinance.~~ in the gross residential density to at least twice the permitted density as calculated based upon the required zone district's permitted front setback, side setback, rear setback, principal building height, floor area ratio, and impervious coverage of the zone district it is located in (excluding Section 2637).
- ~~D.~~C. For inclusionary projects in which the low- and moderate-income units are to be offered for sale, the set-aside percentage should be 20 percent; for projects in which the low- and moderate-income units are to be offered for rent, the set-aside percentage should be 15 percent.
- ~~E.~~D. The developer shall provide that half of the low- and moderate-income units constructed be affordable by low-income households and that the remaining half be affordable by moderate-income households. At least 13 percent of all restricted units shall be very low-income units (affordable to a household earning 30 percent or less of median income). The very low-income units shall be counted as part of the required number of low-income units within the development.
- ~~F.~~E. Subdivision and site plan approval shall be denied by the board unless the developer complies with the requirements to provide low- and moderate-income housing pursuant to the provisions of this section. A property shall not be permitted to be subdivided so as to avoid meeting this requirement. The Board may impose any reasonable conditions to ensure such compliance.
- ~~G.~~F. Nothing in this subsection precludes the Borough from imposing an affordable housing set aside in a development not required to have a set-aside pursuant to this subsection consistent with N.J.S.A. 52:27D-311(h) and other applicable law.

~~H.G.~~_____ This requirement does not create any entitlement for a property owner or applicant for a zoning amendment, variance, or adoption of a Redevelopment Plan or amended Redevelopment Plan in areas in need of redevelopment or rehabilitation, or for approval of any particular proposed project.

~~H.~~_____ This requirement does not apply to any sites or specific zones otherwise identified in the Fair Share Plan, for which density and set-aside standards shall be governed by the specific standards set forth therein.

.....

Ordinance 2022-3 Introduced in Flemington Borough

From: sgraziano@historicflemington.com <sgraziano@historicflemington.com>

Sent: Fri, Mar 18, 2022 at 12:03 pm

To: planning@co.hunterdon.nj.us, Lisa Fania

Ord 2022-3i.doc (65 KB) ord 2022-3 draft.pdf (3.4 MB) – **Download all**

Hello- Flemington Borough Council introduced Ordinance 2022-3 at its meeting on March 14, 2022. The ordinance is titled, "An Ordinance Amending the Private Garage Definition in Chapter 12 Land Development Definitions Section 1202 Word and Terms Defined, and the Affordable Housing Set-Aside in Chapter 26 Zoning Section 2635, Affordable Housing Inclusionary Zoning Set-Aside."

This ordinance addresses a lack of clarity in the Borough's mandatory affordable housing set-aside ordinance, and also the regulation of private garages in the Borough's mixed-use and nonresidential districts.

A public hearing on the ordinance is set for the Council meeting on Monday, April 11, 2022, at 7:30 p.m. This meeting will be held in person at Borough Hall, 38 Park Ave. in Flemington, and also online through Zoom. To participate online:

Topic: Flemington Borough Council

Please click the link below to join the webinar:

<https://zoom.us/j/99572741338?pwd=S0htSWFsemE4Z3Vld29ONStCeFRwUT09>

Passcode: 945654

Or iPhone one-tap :

US: +16465588656,,99572741338# or +13017158592,,99572741338#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 995 7274 1338

Members of the public will be able to give public comment during relevant portions of the meeting. To email a public comment, please limit the email to 450 words and send it by 3:00 p.m. the day of the meeting to: **PublicComment@historicflemington.com** Online viewers can comment during the livestream if invited by Council, by using Zoom's "raise hand" function.

Please let me know if you would like additional information. Thank you - Sallie

Sallie Graziano

Clerk, Borough of Flemington

908-782-8840, Ext. 222